
2013 Annual Report

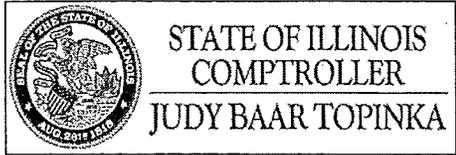
105th/Vincennes Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2014

FY 2013
ANNUAL TAX INCREMENT FINANCE
REPORT



Name of Municipality: City of Chicago Reporting Fiscal Year: 2013
 County: Cook Fiscal Year End: 12 /31/2013
 Unit Code: 016/620/30

TIF Administrator Contact Information			
First Name: <u>Andrew J.</u>	Last Name: <u>Mooney</u>		
Address: <u>City Hall, 121 N. LaSalle</u>	Title: <u>Administrator</u>		
Telephone: <u>(312) 744 0025</u>	City: <u>Chicago, IL</u>	Zip: <u>60602</u>	
Mobile: <u>n/a</u>	E-mail: _____		
Mobile Provider: <u>n/a</u>	Best way to contact: <input checked="" type="checkbox"/> Email	<input type="checkbox"/> Phone	
	<input type="checkbox"/> Mobile	<input type="checkbox"/> Mail	

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of _____
 is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]
 _____ 6.24.14
 Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
105th/Vincennes	10/3/2001	12/31/2025
111th Street/Kedzie Avenue Business District	9/29/1999	9/29/2022
119th and Halsted	2/6/2002	12/31/2026
119th/I-57	11/6/2002	12/31/2026
126th and Torrence	12/21/1994	12/21/2017
134th and Avenue K	3/12/2008	12/31/2032
24th/Michigan	7/21/1999	7/21/2022
26th and King Drive	1/11/2006	12/31/2030
35th and Wallace	12/15/1999	12/31/2023
35th/Halsted	1/14/1997	12/31/2021
35th/State	1/14/2004	12/31/2028
40th/State	3/10/2004	12/31/2028
43rd/Cottage Grove	7/8/1998	12/31/2022
45th/Western Industrial Park Conservation Area	3/27/2002	12/31/2026
47th/Ashland	3/27/2002	12/31/2026
47th/Halsted	5/29/2002	12/31/2026
47th/King Drive	3/27/2002	12/31/2026
47th/State	7/21/2004	12/31/2028
49th Street/St. Lawrence Avenue	1/10/1996	12/31/2020
51st/ Archer	5/17/2000	12/31/2024
51st/Lake Park	11/15/2012	12/31/2036

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Name of Municipality: Chicago
 County: Cook
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Reporting Fiscal Year: 2013
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53rd Street	1/10/2001	12/31/2025
60th and Western	5/9/1996	5/9/2019
63rd/Ashland	3/29/2006	12/31/2030
63rd/Pulaski	5/17/2000	12/31/2024
67th/Cicero	10/2/2002	12/31/2026
67th/Wentworth	5/4/2011	12/31/2035
69th/Ashland	11/3/2004	12/31/2028
71st and Stony Island	10/7/1998	10/7/2021
73rd/University	9/13/2006	12/31/2030
79th and Cicero	6/8/2005	12/31/2029
79th Street Corridor	7/8/1998	7/8/2021
79th Street/Southwest Highway	10/3/2001	12/31/2025
79th/Vincennes	9/27/2007	12/31/2031
83rd/Stewart	3/31/2004	12/31/2028
87th/Cottage Grove	11/13/2002	12/31/2026
89th and State	4/1/1998	4/1/2021
95th and Western	7/13/1995	7/13/2018
95th Street and Stony Island	5/16/1990	12/31/2014
Addison Corridor North	6/4/1997	6/4/2020
Addison South	5/9/2007	12/31/2031
Archer Courts	5/12/1999	12/31/2023
Archer/ Central	5/17/2000	12/31/2024
Archer/Western	2/11/2009	12/31/2033
Armitage/Pulaski	6/13/2007	12/31/2031
Austin Commercial	9/27/2007	12/31/2031
Avalon Park/South Shore	7/31/2002	12/31/2026
Avondale	7/29/2009	12/31/2033
Belmont/Central	1/12/2000	12/31/2024
Belmont/Cicero	1/12/2000	12/31/2024
Bronzeville	11/4/1998	12/31/2022
Bryn Mawr/Broadway	12/11/1996	12/11/2019
Calumet Avenue/Cermak Road	7/29/1998	7/29/2021
Calumet River	3/10/2010	12/31/2034
Canal/Congress	11/12/1998	12/31/2022
Central West	2/16/2000	12/31/2024
Chicago/ Kingsbury	4/12/2000	12/31/2024
Chicago/Central Park	2/27/2002	12/31/2026
Chicago Lakeside Development – Phase 1 (USX)	5/12/2010	12/31/2034
Cicero/Archer	5/17/2000	12/31/2024
Clark Street and Ridge Avenue	9/29/1999	9/29/2022
Clark/Montrose	7/7/1999	7/7/2022
Commercial Avenue	11/13/2002	12/31/2026
Devon/Sheridan	3/31/2004	12/31/2028

Name of Municipality: Chicago
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Reporting Fiscal Year: 2013
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Devon/Western	11/3/1999	12/31/2023
Diversey/Narragansett	2/5/2003	12/31/2027
Division/Homan	6/27/2001	12/31/2025
Drexel Boulevard	7/10/2002	12/31/2026
Edgewater/ Ashland	10/1/2003	12/31/2027
Elston/Armstrong Industrial Corridor	7/19/2007	12/31/2031
Englewood Mall	11/29/1989	12/31/2013
Englewood Neighborhood	6/27/2001	12/31/2025
Ewing Avenue	3/10/2010	12/31/2034
Forty-first Street and Dr. Martin Luther King, Jr. Drive	7/13/1994	12/31/2018
Fullerton/ Milwaukee	2/16/2000	12/31/2024
Galewood/Armitage Industrial	7/7/1999	7/7/2022
Goose Island	7/10/1996	7/10/2019
Greater Southwest Industrial Corridor (East)	3/10/1999	12/31/2023
Greater Southwest Industrial Corridor (West)	4/12/2000	12/31/2024
Harlem Industrial Park Conservation Area	3/14/2007	12/31/2031
Harrison/Central	7/26/2006	12/31/2030
Hollywood/Sheridan	11/7/2007	12/31/2031
Homan-Arthington	2/5/1998	2/5/2021
Humboldt Park Commercial	6/27/2001	12/31/2025
Irving Park/Elston	5/13/2009	12/31/2033
Irving/Cicero	6/10/1996	12/31/2020
Jefferson Park Business District	9/9/1998	9/9/2021
Jefferson/ Roosevelt	8/30/2000	12/31/2024
Kennedy/Kimball	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	6/10/2021
Kostner Avenue	11/5/2008	12/31/2032
Lake Calumet Area Industrial	12/13/2000	12/31/2024
Lakefront	3/27/2002	12/31/2026
LaSalle Central	11/15/2006	12/31/2030
Lawrence/ Kedzie	2/16/2000	12/31/2024
Lawrence/Broadway	6/27/2001	12/31/2025
Lawrence/Pulaski	2/27/2002	12/31/2026
Lincoln Avenue	11/3/1999	12/31/2023
Lincoln-Belmont-Ashland	11/2/1994	12/31/2018
Little Village East	4/22/2009	12/31/2033
Little Village Industrial Corridor	6/13/2007	12/31/2031
Madden/Wells	11/6/2002	12/31/2026
Madison/Austin Corridor	9/29/1999	12/31/2023
Michigan/Cermak	9/13/1989	12/31/2013
Midway Industrial Corridor	2/16/2000	12/31/2024
Midwest	5/17/2000	12/31/2024
Montclare	8/30/2000	12/31/2024
Montrose/Clarendon	6/30/2010	12/31/2034

Name of Municipality: Chicago
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Reporting Fiscal Year: 2013
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Near North	7/30/1997	7/30/2020
Near South	11/28/1990	12/31/2014
Near West	3/23/1989	12/31/2013
North Branch (North)	7/2/1997	12/31/2021
North Branch (South)	2/5/1998	2/5/2021
North Pullman	6/30/2009	12/31/2033
North-Cicero	7/30/1997	7/30/2020
Northwest Industrial Corridor	12/2/1998	12/2/2021
Ogden/Pulaski	4/9/2008	12/31/2032
Ohio/Wabash	6/7/2000	12/31/2024
Pershing/King	9/5/2007	12/31/2031
Peterson/Cicero	2/16/2000	12/31/2024
Peterson/Pulaski	2/16/2000	12/31/2024
Pilsen Industrial Corridor	6/10/1998	12/31/2022
Portage Park	9/9/1998	9/9/2021
Pratt/Ridge Industrial Park Conservation Area	6/23/2004	12/31/2028
Pulaski Corridor	6/9/1999	6/9/2022
Randolph and Wells	6/9/2010	12/31/2034
Ravenswood Corridor	3/9/2005	12/31/2029
Read-Dunning	1/11/1991	12/31/2015
River South	7/30/1997	7/30/2020
River West	1/10/2001	12/31/2025
Roosevelt/Canal	3/19/1997	12/31/2021
Roosevelt/Cicero	2/5/1998	2/5/2021
Roosevelt/Racine	11/4/1998	12/31/2022
Roosevelt/Union	5/12/1999	5/12/2022
Roosevelt-Homan	12/5/1990	12/31/2014
Roseland/Michigan	1/16/2002	12/31/2026
Sanitary Drainage and Ship Canal	7/24/1991	12/31/2015
South Chicago	4/12/2000	12/31/2024
South Works Industrial	11/3/1999	12/31/2023
Stevenson/Brighton	4/11/2007	12/31/2031
Stockyards Annex	12/11/1996	12/31/2020
Stockyards Industrial Commercial	3/9/1989	12/31/2013
Stockyards Southeast Quadrant Industrial	2/26/1992	2/26/2015
Stony Island Avenue Commercial and Burnside Industrial Corridors	6/10/1998	12/31/2034
Touhy/Western	9/13/2006	12/31/2030
Weed/Fremont	1/8/2008	12/31/2032
West Irving Park	1/12/2000	12/31/2024
West Pullman Industrial Park	3/11/1998	3/11/2021
West Woodlawn	5/12/2010	12/31/2034
Western Avenue North	1/12/2000	12/31/2024
Western Avenue Rock Island	2/8/2006	12/31/2030

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2013**

Name of Redevelopment Project Area: 105th/Vincennes Redevelopment Project Area
Primary Use of Redevelopment Project Area*: Combination/Mixed
If "Combination/Mixed" List Component Types: Commercial/Residential
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> Industrial Jobs Recovery Law <input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect in FY 2013, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2013

TIF NAME: 105th/Vincennes Redevelopment Project Area

Fund Balance at Beginning of Reporting Period

\$ 181,644

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	304,844	\$ 2,209,772	70%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	521	22,116	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	353,380	906,761	29%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 658,745

Cumulative Total Revenues/Cash Receipts

\$ 3,138,649 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

761,108

Distribution of Surplus

-

Total Expenditures/Disbursements

761,108

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

(102,363)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 79,281

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Total Amount Designated (Carried forward from Section 3.3)

\$ 79,281

(a) Cumulative figures for the categories of 'Interest,' 'Land/Building Sale Proceeds' and 'Other' may not be fully available for this report due to either: (i) the disposal of certain older records pursuant to the City's records retention policy, or (ii) the extraordinary administrative burden of developing cumulative City records prior to the City's conversion to its current accounting system in 2003.

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 761,108

Section 3.2 B

FY 2013

TIF NAME: 105th/Vincennes Redevelopment Project Area

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

Name	Service	Amount
S.B. Friedman & Co.	Professional Service	\$14,636
MGM/TGI 105th St. LLC	Development	\$737,964

* This table may include payments for Projects that were undertaken prior to 11/1/1999.

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2013

TIF NAME: 105th/Vincennes Redevelopment Project Area

FUND BALANCE, END OF REPORTING PERIOD \$ 79,281

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Restricted for debt service	\$ -	\$ -

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid		
Restricted for future redevelopment project costs		\$ 79,281

Total Amount Designated for Project Costs \$ 79,281

TOTAL AMOUNT DESIGNATED \$ 79,281

SURPLUS*/(DEFICIT) \$ -

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2013

TIF NAME: 105th/Vincennes Redevelopment Project Area

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

 X No property was acquired by the Municipality Within the Redevelopment Project Area

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

FY 2013

TIF NAME: 105th/Vincennes Redevelopment Project Area

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: _____

ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below* _____ 1

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken	\$ -	\$ -	\$ 63,873,873
Public Investment Undertaken	\$ 2,925,798	\$ 689,133	\$ 11,900,000
Ratio of Private/Public Investment	0		5 25/68

Project 1:			
MGM/TGI 105th Street LLC		Project is Ongoing ***	
Private Investment Undertaken			\$ 63,873,873
Public Investment Undertaken	\$ 2,925,798	\$ 689,133	\$ 11,900,000
Ratio of Private/Public Investment	0		5 25/68

Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

** Depending on the particular goals of this type of program, the City may: i) make an advance disbursement of the entire public investment amount to the City's program administrator, ii) disburse the amounts through an escrow account, or iii) pay the funds out piecemeal to the program administrator or to the ultimate grantee as each ultimate grantee's work is approved under the program.

*** As of the last date of the reporting fiscal year, the construction of this Project was ongoing; the Private Investment Undertaken and Ratio figures for this Project will be reported on the Annual Report for the fiscal year in which the construction of the Project is completed and the total Private Investment figure is available.

General Notes

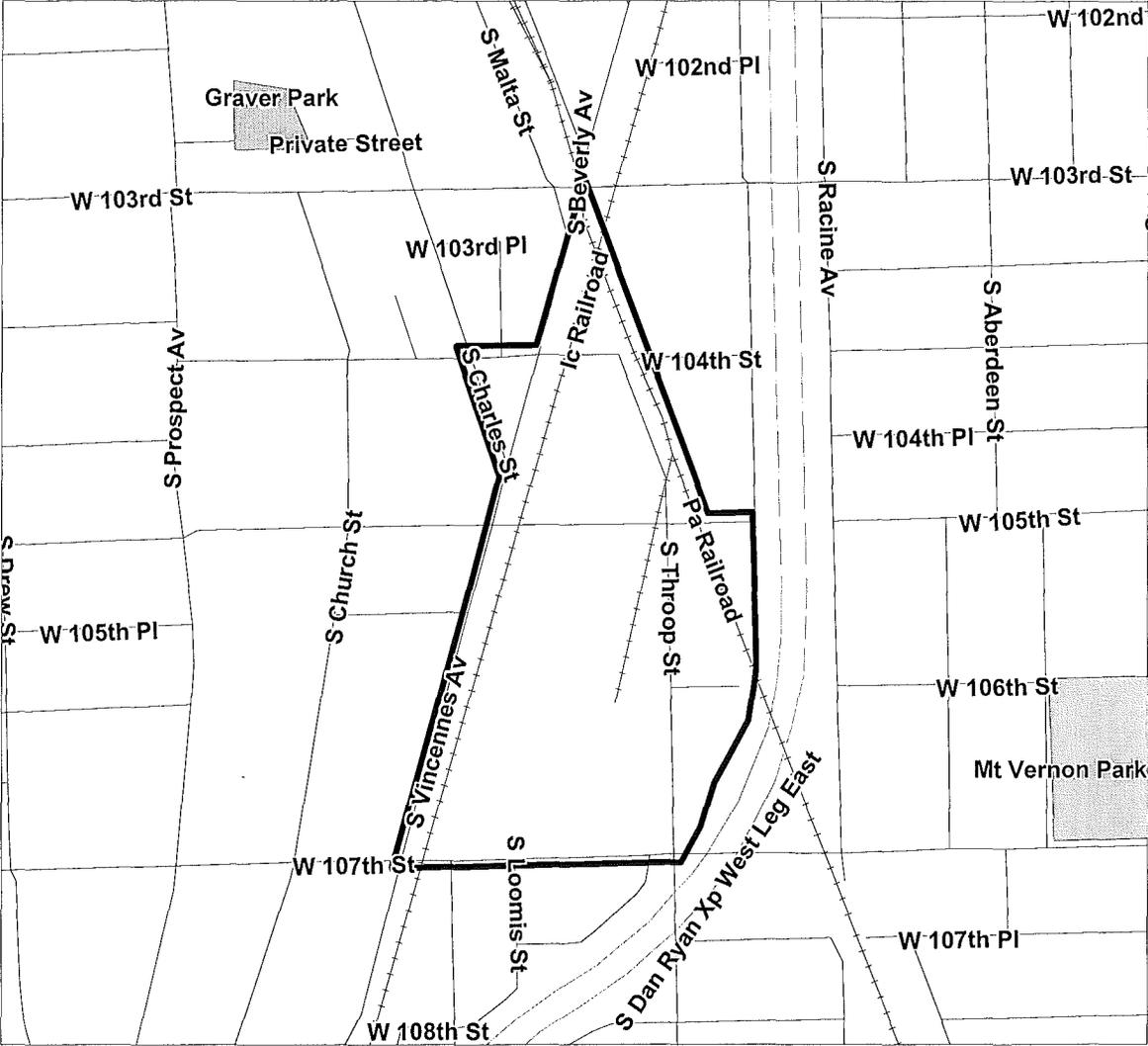
(a) Each actual or estimated Public Investment reported here is, to the extent possible, comprised only of payments financed by tax increment revenues. In contrast, each actual or estimated Private Investment reported here is, to the extent possible, comprised of payments financed by revenues that are not tax increment revenues and, therefore, may include private equity, private lender financing, private grants, other public monies, or other local, state or federal grants or loans.

(b) Each amount reported here under Public Investment Undertaken, Total Estimated to Complete Project, is the maximum amount of payments financed by tax increment revenues that could be made pursuant to the corresponding Project's operating documents, but not including interest that may later be payable on developer notes, and may not necessarily reflect actual expenditures, if any, as reported in Section 3 herein. The total public investment amount ultimately made under each Project will depend upon the future occurrence of various conditions, including interest that may be payable on developer notes as set forth in the Project's operating documents.

(c) Each amount reported here under Public Investment Undertaken, 11/1/1999 to Date, is cumulative from the Date of execution of the corresponding Project to the end of the reporting year, and may include interest amounts paid to finance the Public Investment amount. Projects undertaken prior to 11/1/1999 are not reported on this table.

(d) Intergovernmental agreements, if any, are reported on Attachment M hereto.

105th/Vincennes Redevelopment Project Area 2013 Annual Report



**105th STREET AND VINCENNES AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

Plan Adopted: October 3, 2001
Amendment No.1: November 30, 2005

**Amendment No.2
June 28, 2013**

City of Chicago
Rahm Emanuel, Mayor

Department of Housing and Economic Development
Andrew J. Mooney, Commissioner

Prepared by:

Johnson Research Group Inc.
343 South Dearborn Street, Suite 404
Chicago, Illinois 60604

Ernest R. Sawyer Enterprises, Inc.
100 North LaSalle Street, Suite 1515
Chicago, Illinois 60602

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APPENDICES

- Exhibit I: Estimated Redevelopment Project Costs*
- Exhibit II: Added Area 2012 EAV by PIN and Original Area 2000 EAV by PIN*
- Exhibit III: 105th Street and Vincennes Avenue Project Area TIF Eligibility Study - Supplement 2*
- Exhibit IV: 105th Street and Vincennes Avenue Tax Increment Financing Housing Impact Study*
- Exhibit V: 105th Street and Vincennes Avenue TIF Redevelopment Project Area and Plan, including Amendment No. 1*

105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan

Amendment No.2

EXECUTIVE SUMMARY

Tax Increment Financing ("TIF") is permitted by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). The Act provides a mechanism for municipalities, after meeting the requirements and procedures for establishing a redevelopment project area and a redevelopment plan, to mitigate blighting influences, encourage local growth and development, and attract new private development to the redevelopment area.

On October 3, 2001 the City Council of the City of Chicago (the "City") adopted ordinances approving the 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan, as amended most recently by ordinance adopted on November 30, 2005 (collectively the "Original Plan") and designating the 105th Street and Vincennes Avenue Redevelopment Project Area (the "Original Project Area"). The Original Plan included a legal description of the Original Project Area, assessment of TIF eligibility factors, goals and objectives, project costs, sources of funds, valuation of parcels, impacts on surrounding areas and taxing bodies, and a housing impact analysis.

Johnson Research Group ("JRG") and ERS Enterprises, Inc. ("ERS"), or collectively, the "Consultants" have been engaged to prepare this Amendment to the Original Plan. The Original Plan, inclusive of all previous revisions and amendments, is being amended to:

1. Expand the boundaries to include approximately 855 acres of land adjacent to the 105th and Vincennes TIF. The land is generally bounded by 97th Street on the north; Wentworth Avenue on the east; 107th Street on the south; and St. Charles and Vincennes Avenues on the west (hereafter referred to as the "Added Area");
2. Add certain language to the Original Plan in light of recent amendments to the Act;
3. Add redevelopment project costs to the itemized list of redevelopment project costs set out in the Original Plan; and
4. Increase the total estimated redevelopment project costs set out in the Original Plan.

Except as amended by this Amendment No. 2, the provisions of the Original Plan shall continue in full force and effect.

This Amendment No. 2 to the Original Plan includes 3,581 residential units. Therefore, a Housing Impact Study has been completed pursuant to Section 11-74.4-3(n) (5) of the Act (See **Section XIII, Housing Impact and Related Matters, 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan Amendment No. 2**).

This Amendment No. 2 summarizes the analysis and findings of the Consultants which unless otherwise noted, are the responsibility of the Consultants. The City of Chicago is entitled to rely on the findings and conclusions of this Amendment No. 2 in making the amendments to the

Original Plan provided for herein. The Consultants have prepared this Amendment No. 2 and the related Eligibility Study - Supplement 2 (Exhibit III) with the understanding that the City would rely: 1) on the findings and conclusions of this Amendment No. 2 and the adoption and implementation of this Amendment No. 2; and 2) on the fact that the Consultants have obtained the necessary information for this Amendment No. 2 and related Eligibility Report to comply with the Act.

MODIFICATIONS TO ORIGINAL PROJECT AND PLAN

References to the Project Area and the Redevelopment Plan

The 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area which was referred to as the “**Project Area**” will herein be referred to as the “**Original Project Area**”. The area proposed to be added to the Original Project Area will herein be referred to as the “**Added Area**”. The Original Project Area, as amended by the Added Area, shall be referred to herein as the “**Redevelopment Project Area**”.

Additionally, the 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan as amended, shall hereinafter be referred to as the “**Redevelopment Plan**”. The amendments to the Original Plan are outlined below with a Supplement 2 added to include the Eligibility Study for the Added Area. Each of the changes detailed below follow the format of the Original Plan.

Section I. INTRODUCTION

The first sentence of the second paragraph of this Section A of the Original Plan Introduction should be deleted and replaced with the following sentence:

“The subject of this report is an approximately 53 acre area located along the east side of Vincennes Avenue, between 103rd Street and 107th Street in the Washington Heights Community Area.”

A. TAX INCREMENT FINANCING

The following paragraph is to be added as the first paragraph of the Original Plan, Section A, of the Introduction:

“The Original Project Area was characterized by conditions that qualified it to be designated as a vacant and improved “blighted area” within the definitions stated in the Act.”

The following paragraph is to be added as the last paragraph of this Section A of the Introduction:

“This Amendment No. 2 has been formulated to amend the Original Plan in accordance with the provisions of the Act. The Redevelopment Plan is to serve as a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the

overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project".

B. THE 105TH STREET AND VINCENNES AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

The following paragraph is to be added as the first paragraph of the Original Plan, Section B of the Introduction:

"The Redevelopment Project Area encompasses approximately 908 acres of improved and vacant land inclusive of perimeter and interior streets. It includes the Original Project Area of approximately 53 acres plus the Added Area which includes approximately 855 acres. The boundaries of the Original Area have been expanded to include the Added Area which is generally bounded by 97th Street on the north; Parnell Street and to a lesser extent Wentworth Avenue on the east; 107th Street on the south; and St. Charles and Vincennes Avenues on the west. (See Redevelopment Plan **Figure Project Boundary Map, 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan**)."

The second paragraph of the Original Plan, Section B of the Introduction is to be changed to correct the Original Area acreage from 57.8 acres to 53 acres.

The following paragraph is to be added as the last paragraph of this Section B of the Introduction:

"The current land uses in the Added Area are predominantly residential (60%), with two primary commercial corridors located along 103rd Street and Halsted Street. A concentration of commercial uses can also be found along Vincennes Avenue. (See **Exhibit III, 105th and Vincennes TIF Eligibility Report - Supplement 2, Figures 2a and 2b Existing Land Use**)."

C. THE AMENDED 105TH STREET AND VINCENNES AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AND PLAN

No changes.

Section II. LEGAL DESCRIPTION

Starting with paragraph two of the Original Plan Section II should be replaced in its entirety with the following:

"The Project Area is generally bounded by 97th Street on the north, 107th Street on the south, Wentworth Avenue on the east and Charles on the west.

The boundaries of the Redevelopment Project Area are legally described as follows:

THAT PART OF THE NORTHWEST 114 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT AND

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 107TH STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF VINCENNES AVENUE; THENCE NORTHEASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF CHARLES STREET; THENCE NORTHWESTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 104TH STREET; THENCE EASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF VINCENNES AVENUE; THENCE NORTHEASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER PITTSBURGH CINCINNATI CHICAGO & ST. LOUIS RAILROAD; THENCE SOUTHEASTERLY ON THE LAST DESCRIBED LINE TO THE NORTH RIGHT-OF-WAY LINE OF 105TH STREET; THENCE EASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 57 EXPRESSWAY; THENCE SOUTHERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH RIGHT -OF WAY LINE OF 107TH STREET; THENCE WESTERLY ON THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 107TH STREET WITH THE WESTERLY RIGHT OF WAY LINE OF VINCENNES AVENUE;

THENCE NORTHEASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CHARLES STREET; THENCE NORTHWESTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 104TH STREET;

THENCE WEST ON THE LAST DESCRIBED TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF CHURCH STREET;

THENCE NORTHWESTERLY ON THE LAST DESCRIBED LINE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY DEDICATED BY DOC. 14215147 AND RECORDED ON DEC. 17, 1947 SAID LINE ALSO BEING

APPROXIMATELY 16 FEET NORTH OF THE SOUTH LINE OF CLARK'S SUBDIVISION OF LOTS

1 AND 2 IN BLOCK 7 IN WASHINGTON HEIGHTS BEING A SUBDIVISION IN THE NW ¼ OF SECTION 17 AFORESAID; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO AN ANGLE POINT IN THE SAME PUBLIC ALLEY;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE WESTERLY LINE OF THE PUBLIC ALLEY (WHICH IS NOW VACATED) TO THE SOUTH RIGHT OF WAY LINE OF 103RD STREET;

THENCE CONTINUING NORTH ALONG THE PREVIOUSLY DESCRIBED LINE TO THE NORTH RIGHT OF WAY LINE OF 103RD STREET; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 72 IN BLOCK 3 IN WASHINGTON HEIGHTS BEING A SUBDIVISION IN SECTION 8 AFORESAID;

THENCE NORTH ALONG THE LAST DESCRIBED LINE AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 102ND PLACE; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE WESTERLY RIGHT OF WAY LINE OF CHARLES STREET;

THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED LINE AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 99TH STREET; THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO THE WESTERLY RIGHT OF WAY LINE OF VINCENNES AVENUE;

THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8 AFORESAID; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTH RIGHT OF WAY LINE OF 97TH STREET;

THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO THE WEST RIGHT OF WAY LINE OF HALSTED STREET; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 97TH STREET;

THENCE EASTERLY ALONG THE LAST DESCRIBED LINE TO THE EAST RIGHT OF WAY LINE OF PARNELL AVENUE; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH RIGHT OF WAY LINE OF 99TH STREET;

THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST RIGHT OF WAY LINE OF LOWE AVENUE;

THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH RIGHT OF WAY LINE OF 102ND STREET;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO A POINT BEING 33 FEET WEST OF THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9 AFORESAID;

THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9 AFORESAID;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE INTERSECTION WITH A LINE BEING 50 FEET EAST OF THE WEST LINE OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 9 AFORESAID;

THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE NORTH RIGHT OF WAY LINE OF 102ND STREET;

THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE EASTERLY RIGHT OF WAY LINE OF WENTWORTH AVENUE; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF 104TH STREET;

THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST RIGHT OF WAY LINE OF WALLACE STREET;

THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH RIGHT OF WAY LINE OF 106TH STREET;

THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST RIGHT OF WAY OF HALSTED STREET AS WIDENED;

THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH RIGHT OF WAY LINE OF 107TH STREET;

THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE WESTERLY RIGHT OF WAY LINE OF VINCENNES AVENUE ALSO BEING THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. "

Section III. ELIGIBILITY CONDITIONS

The following paragraphs are to be added following the final paragraph of the Original Plan, Section III, Eligibility Conditions in the Original Plan:

"The results summarized in this section are more fully described in a separate report which presents the definitions, applications and extent of the blight and conservation factors in the Added Area. The report, entitled 105th Street and Vincennes Avenue Tax Increment Financing Eligibility Study - Supplement 2 is attached as Exhibit III to this Amendment No. 2.

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two), or an industrial park conservation area as defined at 5/11-74.4-3(a) of the Act. Based on the criteria stated in the Act, the Added Area was determined to qualify as a conservation area. As stated in the Act a conservation area is:

"**conservation area** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

- (1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- (4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

- (6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- (7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are:
 - (i) of insufficient capacity to serve the uses in the redevelopment project area,
 - (ii) deteriorated, antiquated, obsolete, or in disrepair, or
 - (iii) lacking within the redevelopment project area.
- (9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one (1) or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- (10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- (11) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by

evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

- (12) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (13) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.”

The Added Area is an improved area consisting of the residential, commercial, and institutional land uses. The Added Area qualifies as a conservation area under the improved property criteria as stated in the Act. Specifically,

- Age Threshold: 90% of the buildings are 35 years of age or older;
- Of the 13 factors in the TIF Act, four (4) factors are present to a meaningful extent and reasonably distributed throughout the entire Added Area. The Act requires the presence of three or more factors. These include:
 1. Deterioration
 2. Inadequate Utilities
 3. Declining or Lagging EAV
 4. Lack of Community Planning
- Four (4) additional factors were found to be present to a lesser degree or limited extent within the Added Area. These factors include:
 1. Dilapidation;
 2. Obsolescence;
 3. Excessive Land Coverage and Overcrowding; and
 4. Deleterious Land Use or Layout.
- Additional findings of disinvestment are evidenced by a large presence of vacant lots scattered throughout the Added Area, location within a zip code with high foreclosure rates, and building permit activity showing relatively low levels of private investment.

It can be reasonably concluded that the Added Area (i) has not been subject to growth through investment by private enterprise, and (ii) would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.”

Section IV. REDEVELOPMENT GOALS AND OBJECTIVES

A. GENERAL GOALS

The following goal is hereby added to the General Goals as stated in Section IV. A. of the Original Plan:

"4. Foster the commercial development of Halsted Street to meet the needs of the residents of the community."

Section V. REDEVELOPMENT PROJECT

A. OVERALL REDEVELOPMENT CONCEPT

The following paragraph is to be added as the last paragraph of the Original Plan Section V, Section A:

The Redevelopment Project Area should include increased commercial development along those previously established commercial corridors which will serve the needs of the growing community.

B. DEVELOPMENT AND DESIGN OBJECTIVES

The following is hereby added to the Land Use portion of Section V.B. Development and Design Objectives text of the Original Plan:

- Promote compatible retail/commercial development in pre-determined locations.
- Encourage the improvement of existing single family homes and the development of infill housing on existing residential blocks.
- Encourage private investment in new development and rehabilitation of buildings in the Project Area.
- Revitalize and restore the physical and economic conditions in this once thriving neighborhood by removing structurally substandard buildings, obsolete building types, deleterious uses, and other blighting influences.

Remove the following bullet point from Section V.B of the Development and Design Objective text of the Original Plan:

- Allow for limited and compatible commercial development in selected locations.

Transportation and Infrastructure

No changes.

Open Space and Pedestrian Facilities

No changes.

Urban Design

No changes.

C. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES

Section V. C of the Original Plan entitled, Redevelopment Improvements and Activities, shall be replaced with the following:

"The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly, Site Preparation and Environmental Remediation

To meet the goals and objectives of the Redevelopment Plan, the City may acquire and assemble property throughout the Redevelopment Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program, and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

Affordable Housing

The City requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing and Economic Development or any successor department. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income.

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one (1) or several parcels (collectively referred to as "Redevelopment Projects"). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Redevelopment Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Redevelopment Plan; and provide public improvements and facilities which may include, but are not

limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking, surface right-of-way improvements, public schools and parks.

Terms of redevelopment as part of this redevelopment project may be incorporated in the appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for services from any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Redevelopment Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Costs Eligible for Payment with TIF Funds Include:

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement, and manage the Redevelopment Plan.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Redevelopment Project Area.

Construction of New Low-Income Housing Pursuant to the Act

Pursuant to the Act, the City may pay from incremental tax revenues up to 50% of the cost of construction of new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the City under this act or other constitutional or statutory or from other sources of municipal revenue that may be reimbursed from incremental tax revenues or the proceeds of bonds issued to finance the construction of that housing."

D. GENERAL LAND-USE PLAN

The Land-Use Plan that was approved as a part of the Original Plan shall remain in effect for the Original Project Area. The following paragraphs shall be added to the end of Section V. D. General Land Use Plan of the Original Plan:

"Figure 2A presents the General Land-Use Plan for the Added Area that will be in effect upon the adoption of this Amendment No. 2 of the 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan.

As indicated in Figure 4A the Added Area should be redeveloped as a planned and cohesive urban neighborhood which will provide sites for infill housing, parks and open space and commercial and mixed use development along two corridors. This should be accomplished with the intent that there is an attractive transition between residential and non-residential development.

- **Residential**

Residential uses may take the form of various single-family and multi-family developments, with density and height restrictions consistent with existing zoning. Open space and neighborhood-oriented community facilities are also acceptable in these residential areas along all interior streets. Since a majority of the existing Redevelopment Project Area is residential, the Redevelopment Plan seeks to promote residential infill on vacant properties and also encourages site assembly to allow for larger multi-family residential development where permitted. In areas where there are multiple adjacent vacant parcels and/or vacant residential buildings that are so deteriorated that demolition may become necessary in the near future, the Redevelopment Plan encourages site assembly for redevelopment of larger, multi-family residential development and infill housing.

- **Mixed Use (Commercial/Residential/Institutional)**

The Redevelopment Plan recognizes that attractive new commercial development, coupled with stabilization and expansion of existing businesses, will encourage investment in residential property as well as provide a diverse mix of job opportunities for the residents of the Redevelopment Project Area. Additionally, the Redevelopment Plan seeks widespread residential development which will ultimately create an increased demand for commercial and retail uses. Currently, there are opportunities to enhance existing retail and commercial corridors along 103rd Street to complement and promote expansion of existing smaller commercial nodes.

Additionally, along Halsted Street between 97th and 99th Streets there exists a diverse mix of commercial, retail and residential uses on the same block. Mixed Use (commercial, residential, and/or institutional) redevelopment is therefore encouraged in that area to revitalize and strengthen these commercial corridors that serve residents and businesses in and around the Redevelopment Project Area.

- **Commercial**

The Redevelopment Plan seeks to promote new commercial redevelopment along Halsted Street between 99th Street and 107th Street to create a productive and vibrant commercial corridor that would provide a variety of job opportunities for existing and future residents of the Redevelopment Project Area.

- **Public Improvements**

The creation of public infrastructure is needed to complement and attract private sector investment. Infrastructure improvements planned for the Added Area may include, but are not limited to, the following:

- Repair existing sidewalks, street furniture, street lighting, highlighting of pedestrian crosswalks, and other pedestrian-friendly amenities;
- Repair curbs, gutters and pedestrian walkways within the Redevelopment Project Area.
- Implementation of streetscape and building design guidelines that meet modern development needs and standards.
- New street lighting and streetscape improvements where deemed necessary for health and safety.
- Installation of additional traffic signals, signage, and traffic calming mechanisms where necessary;

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Redevelopment Project Area and enhance the overall development of the Redevelopment Project Area in accordance with the goals and objectives of the Redevelopment Plan. Locations of specific uses, or public infrastructure improvements, may vary from the **General Land Use Plan** as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Redevelopment Plan as long as they are consistent with the Redevelopment Plan's goals and objectives and the land uses and zoning approved by the Chicago Plan Commission."

E. REDEVELOPMENT PROJECT COSTS

Section V. E. of the Original Plan entitled, Redevelopment Project Costs shall be replaced with the following:

"Tax increment financing is an economic development tool designed to facilitate the development of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important tool, but not the only one, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Redevelopment Plan (the "**Redevelopment Project Costs**").

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of the City of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in **Exhibit I – Estimated Redevelopment Project Costs** or otherwise adjust the line items in Exhibit I without amendment to this Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant the Act. Such costs may include, without limitation, the following:

- a) Costs of studies and surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- e) Costs of the construction of public works or improvements; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of “welfare-to-work” programs implemented by businesses located within the Redevelopment Project

Area and such proposals featuring a community-based training program which ensures maximum reasonable employment opportunities for residents of the Redevelopment Project Area with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities;

- g) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- i) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
- j) Payment in lieu of taxes, as defined in the Act;
- k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one (1) or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
- l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

- such payments in any one (1) year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- m) Unless specifically authorized by the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Instead of the eligible costs provided for in (12) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low- and very low-income households shall be eligible for benefits under the Act;
- p) The cost of day care services for children of employees from low-income families working for businesses located within the Redevelopment Project Area and all or a portion of the cost of operation of day care centers established by Redevelopment Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- q) A public library district's increased costs attributable to assisted housing units, as stated in the Act.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Redevelopment Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Project Costs

A range of activities and improvements may be required to implement the Redevelopment Plan. The proposed eligible activities and their estimated costs over the life of the Redevelopment Project Area are briefly described below and shown in **Exhibit I -- Estimated Redevelopment Project Costs**.

- a) Professional services including planning studies, legal, surveys, real estate marketing costs, fees and other costs related to the implementation and administration of the Redevelopment Plan. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. *(Estimated cost: \$2,200,000)*
- b) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by the City and private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$4,100,000)*
- c) Costs of Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very low-income housing units. *(Estimated cost: \$5,400,000)*
- d) Costs of Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Redevelopment Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Board of Education attributable to assisted housing units within the Redevelopment Project Area in accordance with the requirements of the Act. *(Estimated cost: \$10,000,000)*
- e) Relocation costs. *(Estimated cost: \$800,000)*
- f) Job Training, Re-training, and Welfare-to-Work Programs. *(Estimated cost: \$1,500,000)*
- g) Interest costs related to redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$2,000,000)*
- h) Provision of day care services as provided in the Act. *(Estimated cost: \$1,000,000)*

The estimated total of all eligible project costs over the life of the Redevelopment Project Area is approximately \$27 million. All project cost estimates are in 2013 dollars. Any bonds or other tax increment allocation revenue obligations issued to finance portions of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Redevelopment Plan.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above."

F. SOURCES OF FUNDS

No changes.

G. ISSUANCE OF OBLIGATIONS

No changes.

H. VALUATION OF THE PROJECT AREA

Section V, subsection H. Valuation of the Project Area, of the Original Plan is deleted and replaced with the following:

"1. Most Recent Equalized Assessed Valuation of Properties

The purpose of identifying the most recent Equalized Assessed Valuation (EAV) of a Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The certified initial EAV for the Original Project Area is \$1,268,074 based on the 2000 EAV (See Table 1 of the Original Plan). The EAV of all taxable parcels in the Added Area is estimated to be \$99,595,779 (See **Exhibit II, Added Area 2012 EAV by PIN and Original Area 2000 EAV by PIN**), resulting in a combined estimated initial EAV for the Redevelopment Project Area of \$100,863,853.

2. Anticipated Equalized Assessed Valuation

By tax year 2024 (collection year 2025), based on assumptions of moderate quantities of new development on vacant residential and commercial parcels, completion of the residential development plans for the Original Project Area, and annual inflation in aggregate equalized assessed values in the Redevelopment Project Area of 3%, the EAV of the Redevelopment Project Area is estimated to be approximately \$194 million. In summary, this final EAV assumes a total of 275 new single family homes (both attached and detached), and 70,000 square feet of new commercial/retail/mixed use developments, all completed over the next seven years. In addition, as described below in Section X of the Original Plan, "**Phasing and Scheduling**," public improvements and the expenditure of Redevelopment Project Costs may be necessary in furtherance of the Redevelopment Plan throughout the period that the Redevelopment Plan is in effect."

Section VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

The following paragraphs should be added at the end of the Original Plan, Section VI:

"As described in Section III of the Original Plan, "Eligibility Conditions," the Original Plan qualified the Original Project Area as a blighted area under the Act. Certain blighting factors continue to exist in many sections of the Redevelopment Project Area, and those conditions have not been subject to growth through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan. In addition to the conditions evidenced in the Original Plan and the detailed analysis located in *Exhibit III. 105th Street and Vincennes Avenue Eligibility Study - Supplement 2*, the lack of growth and development in the Added Area is evidenced by the following:

- **Lack of building permit activity.** Over the period from 2007 to 2012, a total of 95 permits were issued in the Added Area for a total value of \$52,392,902. However, 76% of this amount was public investment by the Chicago Public Schools for the construction of a new school and various renovations to the other public schools within the Added Area.

In that same five-year period, five (5) permits were issued for commercial new construction, of which four were completed. These four permits were for three new small strip malls and one CVS store. Eight (8) commercial property renovation permits were issued over the five year period.

Most revealing of the lack of private investment in the area is that even though almost 96% of the structures in the Added Area are residential, only \$2,775,639, or 5% of the construction value in the Added Area was residential in nature. Eight (8) permits, of which seven (7) were completed, were issued for new construction. The remaining 53 permits issued were for renovations or repair. This level of residential investment translates to only 12 permits issued per year or about \$555,178 of annual residential investment for the Added Area - a very low investment level for a residential area of this size. If this lack of private investment trend in the overall commercial and residential areas is allowed to continue and escalate, the Added Area's residential community could suffer disinvestment, deterioration, and a downward trend of the physical character and appearance of the community.

- **Demolitions due to structural conditions.** Over the 2007 to 2012 period there have been more demolition permits than new construction activity. Seventeen (17) residential and two (2) commercial structures were demolished by the City of Chicago or by private owners. Five (5) of these structures were either emergency or court ordered demolitions due to their unsafe conditions and deterioration beyond renovation or rehabilitation.
- **Excessive Vacancies.** Although limited in its distribution, the excessive vacancies factor was prevalent throughout the area, especially on the commercial corridors. The fact that almost 24% of the commercial units in the area are vacant

underscores the lack of investment and retail vitality in the area. In conjunction, there are 123 completely vacant structures of both residential and commercial use throughout the Added Area.

- **Vacant lots located throughout the Added Area.** Although not a factor under the Improved Area eligibility criteria, the scattered presence of vacant lots have a significant economic and aesthetic impact on the Added Area. There are a total of 274 vacant parcels throughout the Added Area, primarily concentrated along the commercial corridors of 103rd, Halsted, and Vincennes. However, there are vacant lots scattered throughout the residential sections of the Added Area as well. These 274 parcels encompass 28.13 acres of land.
- **Foreclosure data.** Realty Trac is an online marketplace for foreclosure data which monitors and collects housing market activity by ZIP code. As of April 2013, RealtyTrac identifies ZIP code 60628 in which the Added Area is included, has the sixth highest rate of foreclosure in the City of Chicago with approximately 1 in 253 homes in some form of foreclosure proceedings. It is important to note that this data represents the entire 60628 ZIP code area, of which the Added Area is just a portion. However, it is indicative of the general economic health of the surrounding area which, in turn, affects the Added Area and the community as a whole.
- **Concentration of institutional uses along commercial corridors.** There exists a large concentration of institutional uses located along the commercial corridors of 103rd Street, Halsted Street and Vincennes Avenue. Their presence in the commercial areas preclude other more vibrant commercial and retail uses from occupying this valuable space. They also create a barrier to a consistent and uninterrupted string of commercial activity. In a healthy commercial area, the continuity of commercial activity perpetuates vitality and creates a retail community that is attractive to pedestrian traffic and conducive to a pleasant shopping experience. Additionally, the presence of institutional and not-for-profit uses greatly diminish the expansion of tax generating uses and expanded tax revenue to the area.

Adoption of Amendment No. 2 to the Redevelopment Plan is necessary for the continual redevelopment of the Redevelopment Project Area."

Section VII. FINANCIAL IMPACT

No changes.

Section VIII. DEMAND ON TAXING DISTRICT SERVICES

A. IMPACT OF THE REDEVELOPEMENT PROJECT

Replace "Board of Education of the City of Chicago" section with the following text:

"Board of Education. The replacement of vacant land and underused properties with residential and mixed-use development may increase the demand for educational services, and hence the number of schools provided by the Chicago Board of Education. There are currently eight (8) public schools within the Redevelopment Project Area. The

schools are: Evers, Wacker, Fernwood, Barnard, Garvey Marcus, Hughes, and Mount Vernon Elementary Schools and Percy Julian High School. There are seven (7) schools located within a one-quarter mile distance from the TIF boundaries. These schools are Kipling, Gren Wendell, Kohn and Dunne Elementary schools and Vanderpoel Magnet, Chicago International - Ralph Ellison and Chicago International - Longwood high schools. See Figure 5A Community Facilities."

Section IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

No changes.

Section X. PHASING AND SCHEDULING

No changes.

Section XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

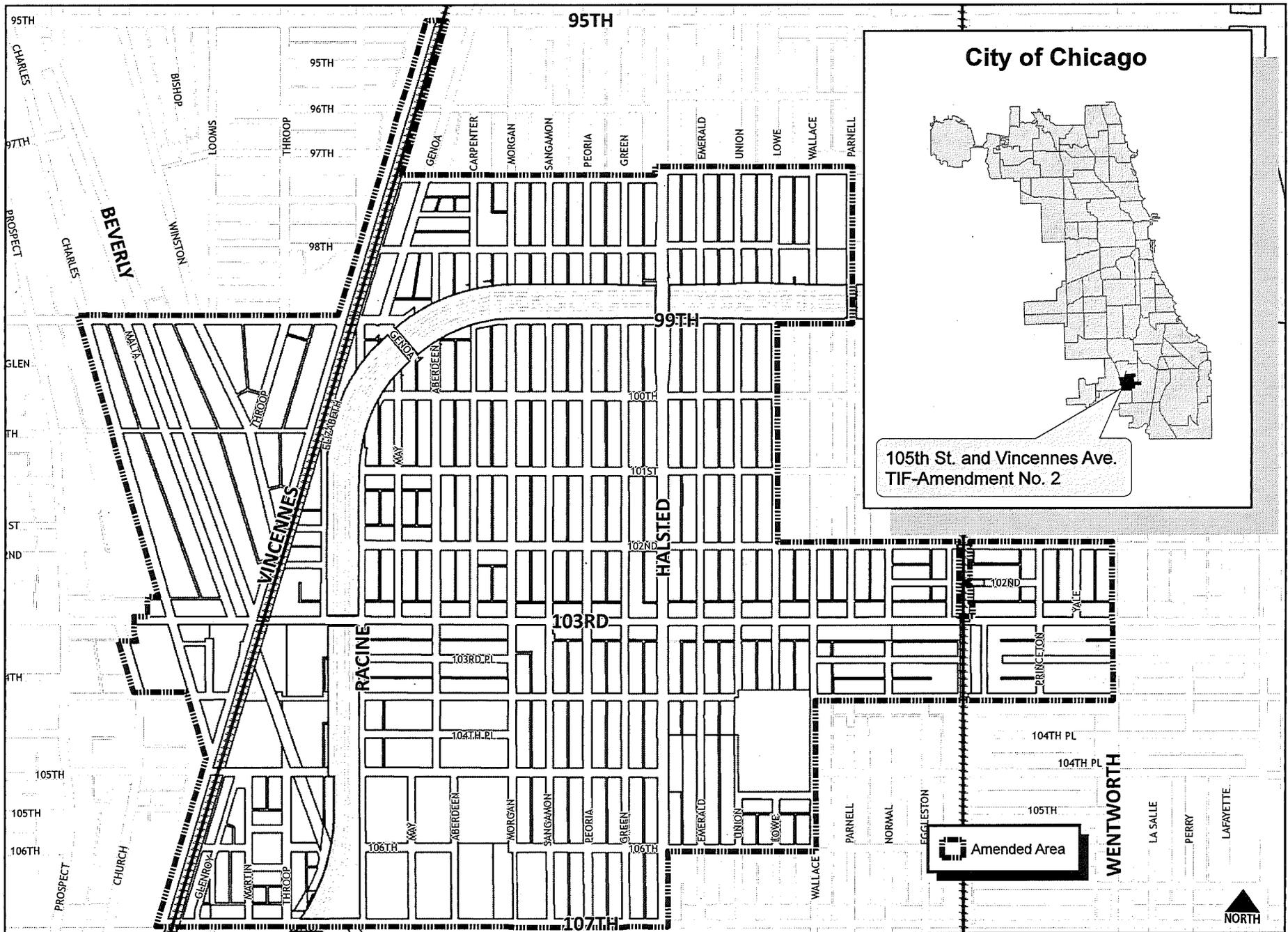
No changes.

Section XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

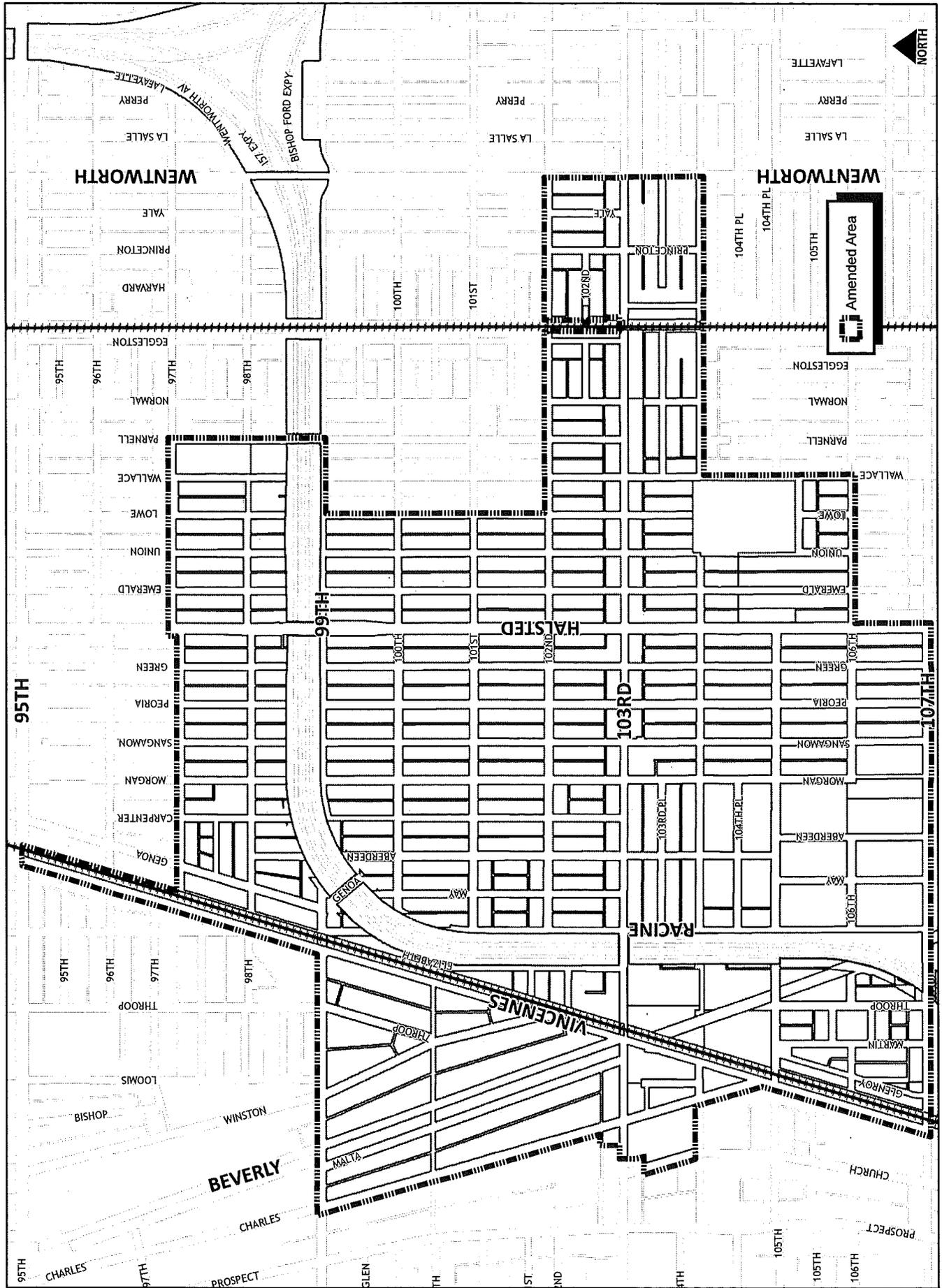
No changes.

Section XIII. HOUSING IMPACT AND RELATED MATTERS

See Exhibit IV at end of report.

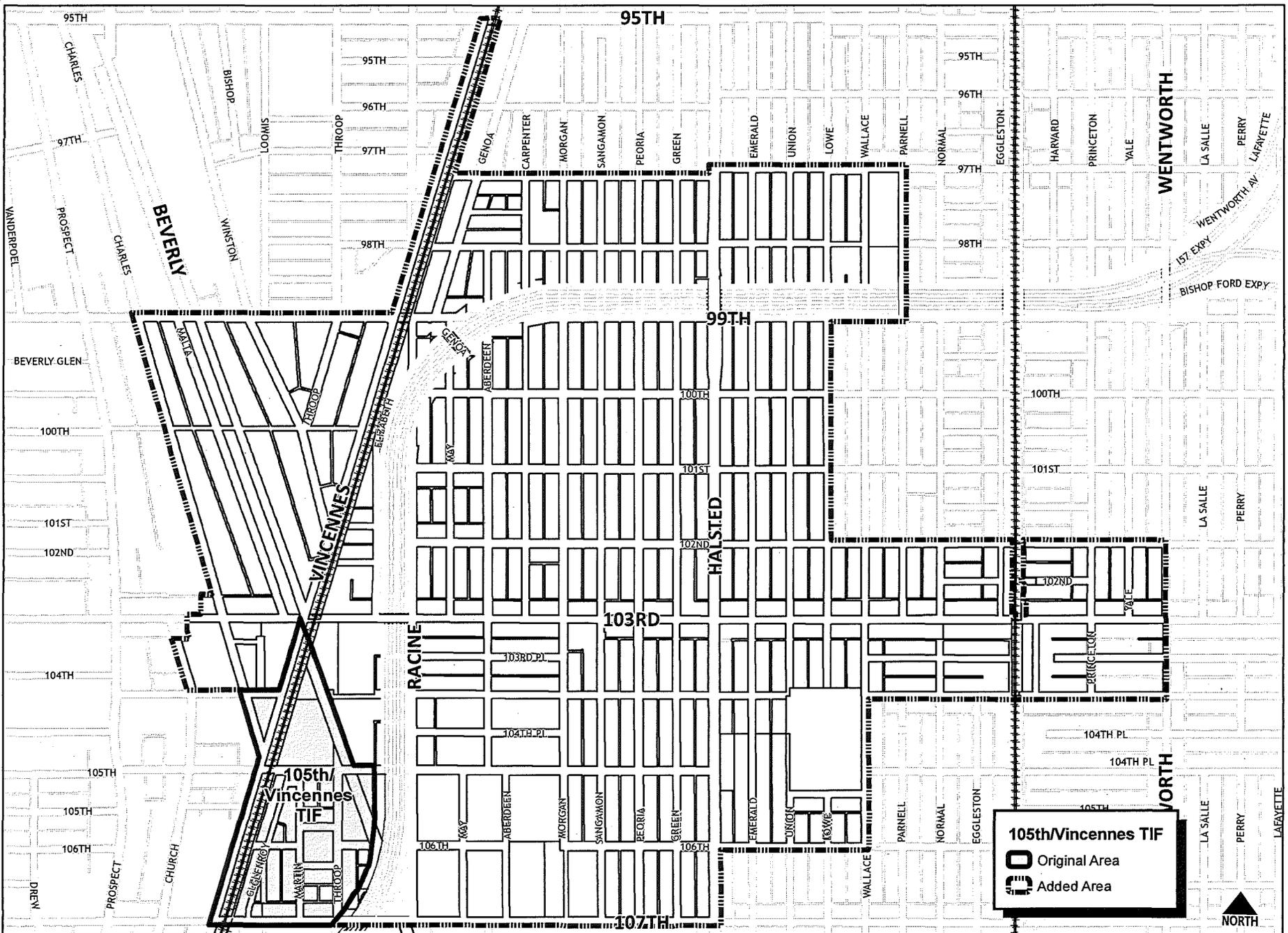


Redevelopment Plan Figure 1A: **Community Context Map**
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT NO. 2



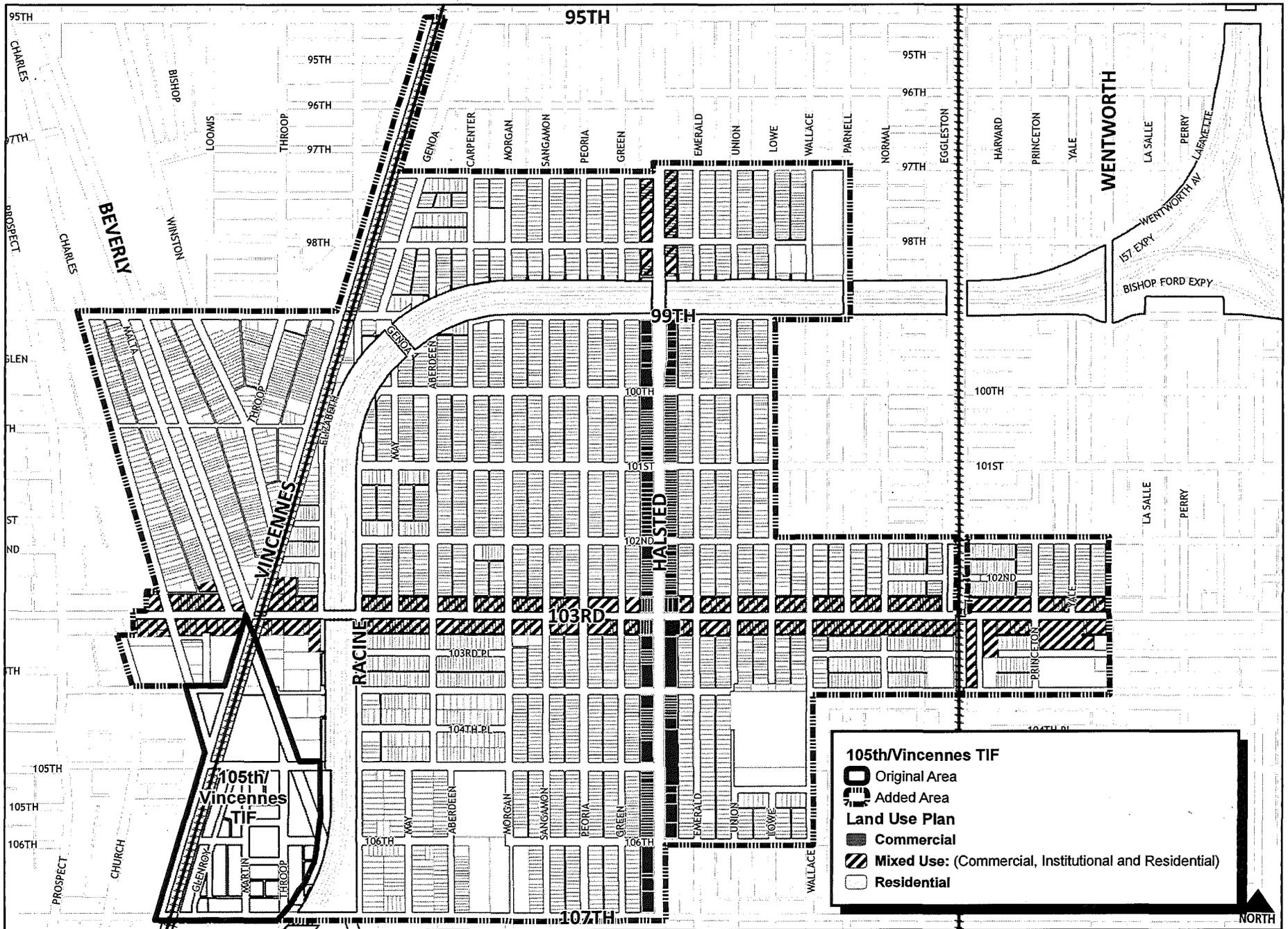
Redevelopment Plan Figure 2A: Redevelopment Project Area
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT No. 2

Prepared by JRG Inc. & ERS Inc.
 JUNE 2013

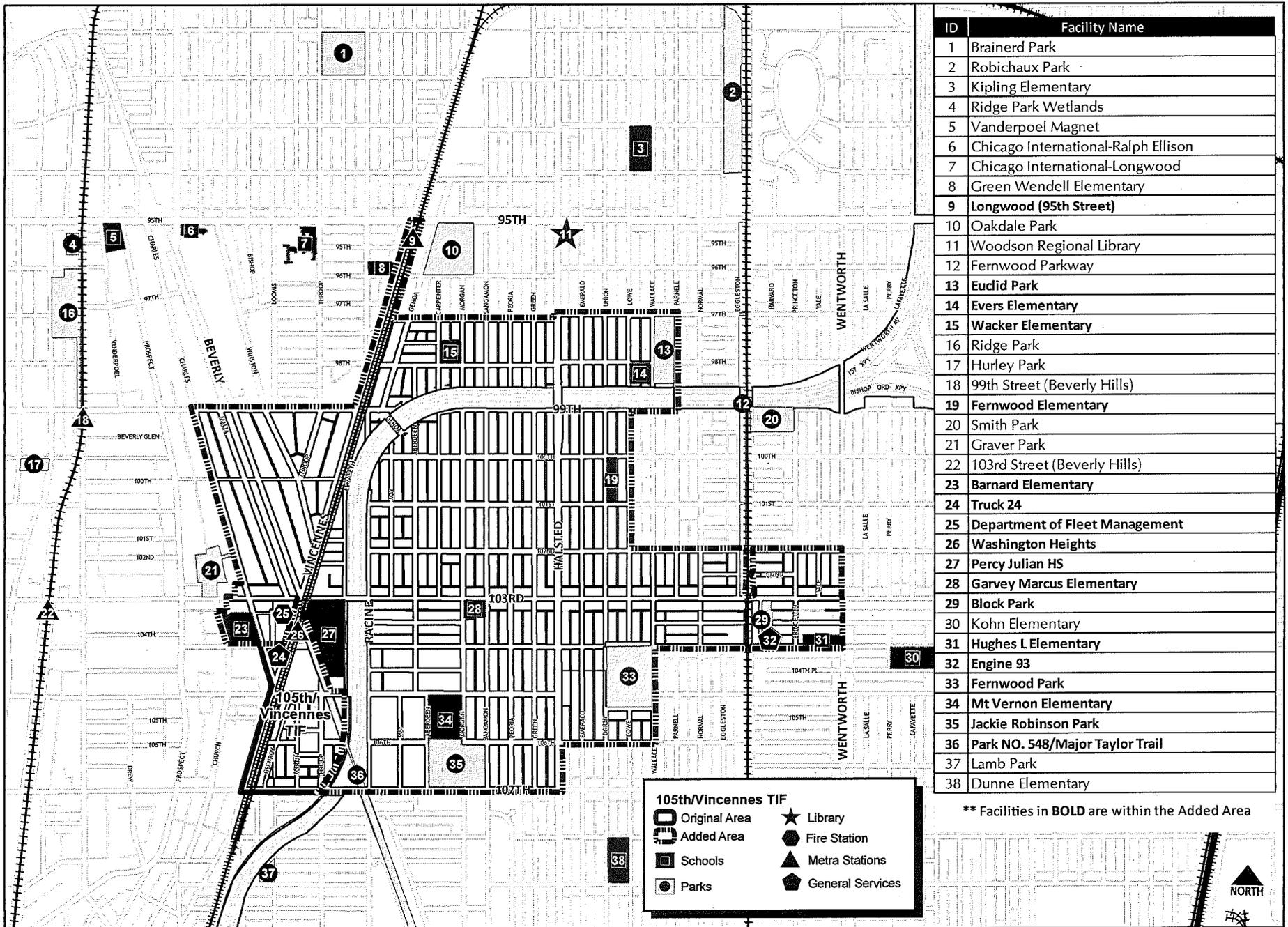


Redevelopment Plan Figure 3A: **Original Area and Added Area Boundary Map**
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT No. 2

Prepared by JRG Inc. & ERS Inc.
 JUNE 2013



Redevelopment Plan Figure 4A: **General Land Use Plan**
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT No. 2



ID	Facility Name
1	Brainerd Park
2	Robichaux Park
3	Kipling Elementary
4	Ridge Park Wetlands
5	Vanderpoel Magnet
6	Chicago International-Ralph Ellison
7	Chicago International-Longwood
8	Green Wendell Elementary
9	Longwood (95th Street)
10	Oakdale Park
11	Woodson Regional Library
12	Fernwood Parkway
13	Euclid Park
14	Evers Elementary
15	Wacker Elementary
16	Ridge Park
17	Hurley Park
18	99th Street (Beverly Hills)
19	Fernwood Elementary
20	Smith Park
21	Graver Park
22	103rd Street (Beverly Hills)
23	Barnard Elementary
24	Truck 24
25	Department of Fleet Management
26	Washington Heights
27	Percy Julian HS
28	Garvey Marcus Elementary
29	Block Park
30	Kohn Elementary
31	Hughes L Elementary
32	Engine 93
33	Fernwood Park
34	Mt Vernon Elementary
35	Jackie Robinson Park
36	Park NO. 548/Major Taylor Trail
37	Lamb Park
38	Dunne Elementary

** Facilities in **BOLD** are within the Added Area

Redevelopment Plan Figure 5A: **Community Facilities**
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT NO. 2

Exhibit I: *Estimated Redevelopment Project Costs*

Exhibit I is to be replaced in its entirety with the following:

EXHIBIT I: ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$2,200,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	4,100,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	5,400,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities)[1]	10,000,000
5. Relocation Costs	800,000
6. Job Training, Retraining, Welfare-to-Work	1,500,000
7. Interest Subsidy	2,000,000
8. Day Care Services	1,000,000
TOTAL REDEVELOPMENT COSTS^[2,3]	\$27,000,000^[4]

[1] This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the Redevelopment Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance or the objectives of the Plan.

[2] Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan, to the extent permitted by the Act.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the Redevelopment Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Redevelopment Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from the incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Redevelopment Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Redevelopment Project Area only by a public right-of-way.

[4] All costs are in 2013 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI, CMSA, published by the U.S. Department of Labor.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance redevelopment project costs identified above.

Exhibit II: *Added Area 2011 EAV by PIN and Original Area 2001 EAV by PIN*

EXHIBIT II: ADDED AREA 2012 EAV BY PIN AND ORIGINAL AREA 2000 EAV BY PIN

	PIN	2012 EAV		PIN	2012 EAV		PIN	2012 EAV
1	25-08-217-001-0000	37,890	47	25-08-219-025-0000	27,587	93	25-08-221-043-0000	28,990
2	25-08-217-002-0000	29,874	48	25-08-219-026-0000	25,057	94	25-08-221-044-0000	25,393
3	25-08-217-003-0000	27,604	49	25-08-219-027-0000	1,341	95	25-08-221-045-0000	18,026
4	25-08-217-004-0000	50,335	50	25-08-219-028-0000	14,109	96	25-08-221-046-0000	29,492
5	25-08-217-005-0000	50,857	51	25-08-219-029-0000	22,776	97	25-08-221-047-0000	29,983
6	25-08-217-006-0000	12,625	52	25-08-219-030-0000	43,226	98	25-08-221-048-0000	26,993
7	25-08-217-007-0000	12,625	53	25-08-219-031-0000	41,096	99	25-08-221-049-0000	3,235
8	25-08-217-008-0000	35,617	54	25-08-220-005-0000	-	100	25-08-221-050-0000	25,155
9	25-08-217-009-0000	41,503	55	25-08-220-016-0000	31,128	101	25-08-222-001-0000	24,358
10	25-08-217-010-0000	2,144	56	25-08-220-023-0000	-	102	25-08-222-002-0000	14,033
11	25-08-217-011-0000	55,195	57	25-08-220-024-0000	-	103	25-08-222-003-0000	21,297
12	25-08-218-002-0000	28,446	58	25-08-220-025-0000	25,823	104	25-08-222-004-0000	20,747
13	25-08-218-003-0000	22,260	59	25-08-220-026-0000	21,494	105	25-08-222-005-0000	19,033
14	25-08-218-004-0000	6,579	60	25-08-220-027-0000	29,700	106	25-08-222-006-0000	19,033
15	25-08-218-005-0000	29,122	61	25-08-220-028-0000	27,209	107	25-08-222-007-0000	21,513
16	25-08-218-006-0000	1,763	62	25-08-220-029-0000	-	108	25-08-222-008-0000	5,636
17	25-08-218-009-0000	6,313	63	25-08-220-030-0000	31,835	109	25-08-222-017-0000	23,141
18	25-08-218-010-0000	19,771	64	25-08-220-031-0000	-	110	25-08-222-018-0000	43,288
19	25-08-218-011-0000	26,973	65	25-08-220-032-0000	26,342	111	25-08-222-030-0000	20,475
20	25-08-218-012-0000	27,492	66	25-08-220-033-0000	32,060	112	25-08-222-031-0000	22,097
21	25-08-218-018-0000	-	67	25-08-220-034-0000	32,870	113	25-08-222-032-0000	19,852
22	25-08-218-019-0000	27,442	68	25-08-221-002-0000	21,976	114	25-08-222-033-0000	313
23	25-08-218-020-0000	26,678	69	25-08-221-003-0000	28,025	115	25-08-222-034-0000	31,089
24	25-08-218-021-0000	26,875	70	25-08-221-020-0000	24,754	116	25-08-222-035-0000	25,234
25	25-08-218-022-0000	31,265	71	25-08-221-021-0000	24,754	117	25-08-222-036-0000	26,645
26	25-08-218-023-0000	28,160	72	25-08-221-022-0000	23,626	118	25-08-222-037-0000	30,233
27	25-08-218-024-0000	23,365	73	25-08-221-023-0000	29,349	119	25-08-222-038-0000	-
28	25-08-218-025-0000	23,494	74	25-08-221-024-0000	22,574	120	25-08-222-039-0000	26,260
29	25-08-218-026-0000	17,748	75	25-08-221-025-0000	22,936	121	25-08-222-040-0000	21,064
30	25-08-218-027-0000	1,831	76	25-08-221-026-0000	-	122	25-08-222-041-0000	33,521
31	25-08-218-028-0000	29,568	77	25-08-221-027-0000	19,844	123	25-08-222-042-0000	30,435
32	25-08-218-029-0000	19,100	78	25-08-221-028-0000	26,667	124	25-08-222-043-0000	32,955
33	25-08-219-003-0000	32,854	79	25-08-221-029-0000	23,862	125	25-08-222-044-0000	18,730
34	25-08-219-004-0000	26,866	80	25-08-221-030-0000	26,549	126	25-08-222-045-0000	25,116
35	25-08-219-005-0000	26,620	81	25-08-221-031-0000	25,626	127	25-08-222-046-0000	1,098
36	25-08-219-012-0000	29,476	82	25-08-221-032-0000	28,351	128	25-08-222-047-0000	384
37	25-08-219-013-0000	28,805	83	25-08-221-033-0000	-	129	25-08-222-048-0000	27,301
38	25-08-219-014-0000	30,121	84	25-08-221-034-0000	22,209	130	25-08-222-049-0000	27,809
39	25-08-219-017-0000	28,665	85	25-08-221-035-0000	9,688	131	25-08-222-050-0000	21,968
40	25-08-219-018-0000	12,295	86	25-08-221-036-0000	29,610	132	25-08-222-051-0000	25,910
41	25-08-219-019-0000	32,046	87	25-08-221-037-0000	23,777	133	25-08-222-052-0000	34,144
42	25-08-219-020-0000	5,008	88	25-08-221-038-0000	22,268	134	25-08-223-001-0000	19,731
43	25-08-219-021-0000	17,467	89	25-08-221-039-0000	22,268	135	25-08-223-002-0000	20,831
44	25-08-219-022-0000	-	90	25-08-221-040-0000	16,143	136	25-08-223-003-0000	-
45	25-08-219-023-0000	24,310	91	25-08-221-041-0000	24,743	137	25-08-223-008-0000	24,527
46	25-08-219-024-0000	23,468	92	25-08-221-042-0000	21,345	138	25-08-223-009-0000	14,945

	Added Area PINs	2012 EAV		Added Area PINs	2012 EAV		Added Area PINs	2012 EAV
139	25-08-223-012-0000	6,870	187	25-08-225-005-0000	38,978	235	25-08-227-010-0000	19,819
140	25-08-223-013-0000	34,837	188	25-08-225-006-0000	66,083	236	25-08-227-015-0000	-
141	25-08-223-016-0000	25,834	189	25-08-225-007-0000	34,343	237	25-08-227-016-0000	-
142	25-08-223-021-0000	15,399	190	25-08-225-012-0000	22,669	238	25-08-227-017-0000	3,148
143	25-08-223-023-0000	23,575	191	25-08-225-013-0000	22,669	239	25-08-227-018-0000	2,801
144	25-08-223-024-0000	23,256	192	25-08-225-014-0000	5,213	240	25-08-227-019-0000	23,194
145	25-08-223-027-0000	26,013	193	25-08-225-015-0000	26,381	241	25-08-227-020-0000	22,742
146	25-08-223-028-0000	24,580	194	25-08-225-016-0000	22,961	242	25-08-227-021-0000	24,322
147	25-08-223-029-0000	19,580	195	25-08-225-017-0000	26,432	243	25-08-227-022-0000	26,347
148	25-08-223-030-0000	19,580	196	25-08-225-018-0000	25,882	244	25-08-227-023-0000	-
149	25-08-223-031-0000	26,058	197	25-08-225-019-0000	18,823	245	25-08-227-024-0000	-
150	25-08-223-032-0000	28,059	198	25-08-225-020-0000	35,365	246	25-08-227-029-0000	-
151	25-08-223-033-0000	18,927	199	25-08-226-005-0000	29,585	247	25-08-227-031-0000	27,660
152	25-08-223-034-0000	22,358	200	25-08-226-006-0000	-	248	25-08-227-032-0000	41,346
153	25-08-223-035-0000	18,354	201	25-08-226-007-0000	30,979	249	25-08-228-001-0000	31,863
154	25-08-223-036-0000	28,407	202	25-08-226-008-0000	21,600	250	25-08-228-002-0000	-
155	25-08-223-037-0000	21,162	203	25-08-226-009-0000	5,669	251	25-08-228-003-0000	-
156	25-08-223-038-0000	17,016	204	25-08-226-010-0000	24,128	252	25-08-228-004-0000	15,243
157	25-08-223-039-0000	28,092	205	25-08-226-012-0000	29,170	253	25-08-228-005-0000	41,705
158	25-08-223-040-0000	-	206	25-08-226-013-0000	5,509	254	25-08-228-006-0000	21,407
159	25-08-223-041-0000	30,306	207	25-08-226-015-0000	176,029	255	25-08-228-009-0000	-
160	25-08-223-042-0000	29,285	208	25-08-226-016-0000	107,317	256	25-08-228-014-0000	25,873
161	25-08-223-043-0000	25,797	209	25-08-226-017-0000	9,679	257	25-08-228-015-0000	31,078
162	25-08-224-001-0000	30,929	210	25-08-226-018-0000	6,649	258	25-08-228-016-0000	18,326
163	25-08-224-004-0000	39,685	211	25-08-226-022-0000	-	259	25-08-228-017-0000	22,288
164	25-08-224-005-0000	19,849	212	25-08-226-023-0000	-	260	25-08-228-018-0000	25,264
165	25-08-224-006-0000	26,642	213	25-08-226-024-0000	26,190	261	25-08-228-019-0000	-
166	25-08-224-007-0000	-	214	25-08-226-025-0000	31,007	262	25-08-228-022-0000	-
167	25-08-224-008-0000	-	215	25-08-226-026-0000	21,306	263	25-08-228-026-0000	-
168	25-08-224-009-0000	-	216	25-08-226-027-0000	23,637	264	25-08-228-027-0000	-
169	25-08-224-010-0000	-	217	25-08-226-028-0000	7,575	265	25-08-228-028-0000	-
170	25-08-224-011-0000	-	218	25-08-226-029-0000	31,347	266	25-08-229-003-0000	50,512
171	25-08-224-012-0000	-	219	25-08-226-030-0000	30,056	267	25-08-229-015-0000	25,149
172	25-08-224-013-0000	-	220	25-08-226-031-0000	6,016	268	25-08-229-016-0000	1,020
173	25-08-224-025-0000	15,930	221	25-08-226-032-0000	26,692	269	25-08-229-017-0000	22,091
174	25-08-224-026-0000	23,982	222	25-08-226-033-0000	30,744	270	25-08-229-028-0000	28,603
175	25-08-224-027-0000	23,188	223	25-08-226-034-0000	-	271	25-08-229-029-0000	8,385
176	25-08-224-028-0000	-	224	25-08-226-035-0000	23,668	272	25-08-229-030-0000	6,090
177	25-08-224-029-0000	19,272	225	25-08-226-036-0000	1,902	273	25-08-229-031-0000	5,313
178	25-08-224-030-0000	23,247	226	25-08-227-001-0000	19,297	274	25-08-229-032-0000	-
179	25-08-224-031-0000	23,772	227	25-08-227-002-0000	21,788	275	25-08-229-033-0000	-
180	25-08-224-032-0000	24,905	228	25-08-227-003-0000	24,389	276	25-08-229-034-0000	-
181	25-08-224-033-0000	22,405	229	25-08-227-004-0000	21,494	277	25-08-229-035-0000	27,674
182	25-08-224-034-0000	35,390	230	25-08-227-005-0000	21,471	278	25-08-229-036-0000	24,148
183	25-08-224-036-0000	-	231	25-08-227-006-0000	17,785	279	25-08-230-001-0000	20,071
184	25-08-224-037-0000	-	232	25-08-227-007-0000	5,583	280	25-08-230-004-0000	26,022
185	25-08-225-001-0000	36,027	233	25-08-227-008-0000	21,668	281	25-08-230-005-0000	30,545
186	25-08-225-002-0000	32,180	234	25-08-227-009-0000	24,142	282	25-08-230-019-0000	-

Added Area PINs	2012 EAV	Added Area PINs	2012 EAV	Added Area PINs	2012 EAV			
283	25-08-230-020-0000	26,987	331	25-08-301-019-0000	32,009	379	25-08-302-011-0000	22,661
284	25-08-230-029-0000	23,794	332	25-08-301-020-0000	50,403	380	25-08-302-012-0000	33,013
285	25-08-230-034-0000	1,382	333	25-08-301-021-0000	33,760	381	25-08-302-013-0000	30,286
286	25-08-230-035-0000	20,871	334	25-08-301-022-0000	30,761	382	25-08-302-014-0000	31,678
287	25-08-230-036-0000	21,306	335	25-08-301-023-0000	37,934	383	25-08-302-015-0000	59,476
288	25-08-230-037-0000	29,824	336	25-08-301-024-0000	25,865	384	25-08-302-018-0000	26,735
289	25-08-230-038-0000	24,383	337	25-08-301-025-0000	6,357	385	25-08-302-019-0000	27,186
290	25-08-230-039-0000	-	338	25-08-301-026-0000	26,653	386	25-08-302-020-0000	36,781
291	25-08-231-043-0000	27,167	339	25-08-301-032-0000	-	387	25-08-302-021-0000	-
292	25-08-231-044-0000	24,139	340	25-08-301-033-0000	993	388	25-08-302-022-0000	8,585
293	25-08-231-049-0000	25,938	341	25-08-301-034-0000	26,176	389	25-08-302-023-0000	30,951
294	25-08-231-050-0000	22,849	342	25-08-301-035-0000	6,060	390	25-08-302-024-0000	8,711
295	25-08-231-051-0000	23,174	343	25-08-301-036-0000	-	391	25-08-302-025-0000	51,051
296	25-08-231-052-0000	20,599	344	25-08-301-037-0000	1,398	392	25-08-302-028-0000	39,918
297	25-08-231-066-0000	25,822	345	25-08-301-038-0000	31,033	393	25-08-302-029-0000	25,326
298	25-08-231-067-0000	21,403	346	25-08-301-039-0000	32,475	394	25-08-302-030-0000	31,902
299	25-08-231-068-0000	-	347	25-08-301-040-0000	51,890	395	25-08-302-031-0000	23,670
300	25-08-231-069-0000	25,567	348	25-08-301-041-0000	33,474	396	25-08-302-032-0000	9,275
301	25-08-231-070-0000	30,929	349	25-08-301-042-0000	5,303	397	25-08-302-033-0000	40,869
302	25-08-231-072-0000	4,208	350	25-08-301-043-0000	51,427	398	25-08-302-039-0000	26,302
303	25-08-231-073-0000	-	351	25-08-301-044-0000	31,479	399	25-08-302-040-0000	8,206
304	25-08-232-017-0000	83,901	352	25-08-301-045-0000	2,141	400	25-08-302-041-0000	23,547
305	25-08-232-018-0000	15,770	353	25-08-301-046-0000	34,587	401	25-08-302-042-0000	8,291
306	25-08-232-030-0000	43,627	354	25-08-301-047-0000	41,026	402	25-08-302-045-0000	43,436
307	25-08-232-031-0000	31,212	355	25-08-301-048-0000	5,597	403	25-08-302-049-0000	25,239
308	25-08-232-032-0000	27,046	356	25-08-301-049-0000	21,466	404	25-08-302-050-0000	7,575
309	25-08-232-033-0000	-	357	25-08-301-050-0000	5,681	405	25-08-302-051-0000	3,890
310	25-08-232-034-0000	19,962	358	25-08-301-054-0000	41,655	406	25-08-302-052-0000	24,821
311	25-08-232-038-0000	-	359	25-08-301-055-0000	17,844	407	25-08-302-053-0000	7,743
312	25-08-232-039-0000	24,602	360	25-08-301-057-0000	42,900	408	25-08-302-056-0000	7,584
313	25-08-232-048-0000	-	361	25-08-301-058-0000	58,533	409	25-08-302-057-0000	38,131
314	25-08-232-049-0000	749,811	362	25-08-301-059-0000	29,366	410	25-08-302-058-0000	30,404
315	25-08-232-050-0000	18,873	363	25-08-301-060-0000	8,442	411	25-08-302-059-0000	36,953
316	25-08-301-001-0000	45,678	364	25-08-301-061-0000	-	412	25-08-302-060-0000	29,439
317	25-08-301-002-0000	128,118	365	25-08-301-062-0000	25,242	413	25-08-302-061-0000	35,392
318	25-08-301-003-0000	41,500	366	25-08-301-063-0000	29,630	414	25-08-302-062-0000	2,068
319	25-08-301-004-0000	50,394	367	25-08-301-065-0000	47,286	415	25-08-302-063-0000	24,212
320	25-08-301-005-0000	31,689	368	25-08-301-068-0000	40,701	416	25-08-302-064-0000	32,346
321	25-08-301-006-0000	5,027	369	25-08-301-069-0000	49,370	417	25-08-302-065-0000	27,890
322	25-08-301-007-0000	31,608	370	25-08-301-070-0000	7,222	418	25-08-302-066-0000	35,014
323	25-08-301-008-0000	5,356	371	25-08-301-071-0000	42,106	419	25-08-302-067-0000	32,158
324	25-08-301-009-0000	-	372	25-08-302-004-0000	16,270	420	25-08-302-068-0000	45,088
325	25-08-301-010-0000	31,956	373	25-08-302-005-0000	35,755	421	25-08-302-069-0000	38,078
326	25-08-301-011-0000	5,387	374	25-08-302-006-0000	7,536	422	25-08-302-070-0000	-
327	25-08-301-012-0000	34,237	375	25-08-302-007-0000	3,250	423	25-08-302-071-0000	34,088
328	25-08-301-013-0000	41,144	376	25-08-302-008-0000	7,323	424	25-08-303-002-0000	-
329	25-08-301-017-0000	37,738	377	25-08-302-009-0000	32,854	425	25-08-303-003-0000	36,417
330	25-08-301-018-0000	-	378	25-08-302-010-0000	7,449	426	25-08-303-004-0000	12,909

Added Area PINs	2012 EAV	Added Area PINs	2012 EAV	Added Area PINs	2012 EAV			
427	25-08-303-005-0000	27,107	475	25-08-304-018-0000	28,779	523	25-08-304-068-0000	32,497
428	25-08-303-006-0000	19,650	476	25-08-304-019-0000	7,996	524	25-08-304-069-0000	-
429	25-08-303-007-0000	19,819	477	25-08-304-020-0000	29,007	525	25-08-304-070-0000	397,472
430	25-08-303-008-0000	27,472	478	25-08-304-021-0000	7,996	526	25-08-304-071-0000	49,710
431	25-08-303-009-0000	29,708	479	25-08-304-022-0000	36,793	527	25-08-305-001-0000	24,240
432	25-08-303-010-0000	7,701	480	25-08-304-023-0000	7,996	528	25-08-305-002-0000	3,283
433	25-08-303-011-0000	29,439	481	25-08-304-024-0000	22,818	529	25-08-305-003-0000	2,778
434	25-08-303-012-0000	25,848	482	25-08-304-025-0000	9,413	530	25-08-305-015-0000	-
435	25-08-303-013-0000	24,215	483	25-08-304-026-0000	20,450	531	25-08-305-016-0000	-
436	25-08-303-014-0000	31,706	484	25-08-304-027-0000	7,996	532	25-08-305-027-0000	-
437	25-08-303-015-0000	32,099	485	25-08-304-028-0000	46,441	533	25-08-305-031-0000	-
438	25-08-303-016-0000	34,498	486	25-08-304-029-0000	34,413	534	25-08-305-032-0000	-
439	25-08-303-018-0000	40,572	487	25-08-304-030-0000	7,996	535	25-08-305-033-0000	-
440	25-08-303-019-0000	29,502	488	25-08-304-031-0000	28,706	536	25-08-305-034-0000	-
441	25-08-303-020-0000	37,918	489	25-08-304-032-0000	-	537	25-08-305-035-0000	-
442	25-08-303-021-0000	24,361	490	25-08-304-035-0000	12,487	538	25-08-306-093-0000	247,291
443	25-08-303-022-0000	10,942	491	25-08-304-036-0000	-	539	25-08-307-003-0000	42,620
444	25-08-303-023-0000	42,264	492	25-08-304-037-0000	36,220	540	25-08-307-004-0000	40,305
445	25-08-303-027-0000	27,876	493	25-08-304-038-0000	7,996	541	25-08-307-005-0000	41,747
446	25-08-303-028-0000	32,494	494	25-08-304-039-0000	30,303	542	25-08-307-006-0000	46,795
447	25-08-303-029-0000	11,353	495	25-08-304-040-0000	34,380	543	25-08-307-007-0000	40,945
448	25-08-303-030-0000	3,226	496	25-08-304-041-0000	51,261	544	25-08-307-008-0000	37,561
449	25-08-303-031-0000	29,436	497	25-08-304-042-0000	54,987	545	25-08-307-009-0000	39,158
450	25-08-303-032-0000	32,696	498	25-08-304-043-0000	31,243	546	25-08-307-010-0000	51,676
451	25-08-303-033-0000	10,457	499	25-08-304-044-0000	28,583	547	25-08-307-011-0000	42,300
452	25-08-303-034-0000	-	500	25-08-304-045-0000	28,107	548	25-08-307-012-0000	62,826
453	25-08-303-035-0000	38,468	501	25-08-304-046-0000	34,307	549	25-08-307-013-0000	31,369
454	25-08-303-036-0000	29,142	502	25-08-304-047-0000	34,834	550	25-08-307-014-0000	28,710
455	25-08-303-037-0000	25,730	503	25-08-304-048-0000	8,380	551	25-08-307-015-0000	47,981
456	25-08-303-038-0000	25,186	504	25-08-304-049-0000	27,890	552	25-08-307-016-0000	39,130
457	25-08-303-039-0000	30,864	505	25-08-304-050-0000	9,121	553	25-08-307-017-0000	65,581
458	25-08-303-040-0000	41,843	506	25-08-304-051-0000	-	554	25-08-307-018-0000	18,584
459	25-08-303-041-0000	-	507	25-08-304-052-0000	7,996	555	25-08-307-019-0000	43,072
460	25-08-303-042-0000	6,975	508	25-08-304-053-0000	20,068	556	25-08-307-020-0000	28,446
461	25-08-303-043-0000	23,003	509	25-08-304-054-0000	7,996	557	25-08-307-021-0000	66,364
462	25-08-303-044-0000	2,727	510	25-08-304-055-0000	44,017	558	25-08-307-022-0000	66,759
463	25-08-303-045-0000	17,726	511	25-08-304-056-0000	10,992	559	25-08-307-023-0000	44,559
464	25-08-303-046-0000	66,467	512	25-08-304-057-0000	-	560	25-08-307-024-0000	74,733
465	25-08-303-047-0000	10,184	513	25-08-304-058-0000	-	561	25-08-307-025-0000	62,489
466	25-08-303-048-0000	-	514	25-08-304-059-0000	-	562	25-08-307-026-0000	41,256
467	25-08-303-049-0000	45,944	515	25-08-304-060-0000	-	563	25-08-307-027-0000	36,055
468	25-08-304-008-0000	56,516	516	25-08-304-061-0000	-	564	25-08-307-028-0000	51,107
469	25-08-304-009-0000	33,914	517	25-08-304-062-0000	28,238	565	25-08-307-029-0000	48,582
470	25-08-304-010-0000	-	518	25-08-304-063-0000	15,504	566	25-08-307-030-0000	55,691
471	25-08-304-014-0000	28,979	519	25-08-304-064-0000	3,566	567	25-08-307-031-0000	10,858
472	25-08-304-015-0000	15,342	520	25-08-304-065-0000	13,792	568	25-08-307-032-0000	57,254
473	25-08-304-016-0000	40,013	521	25-08-304-066-0000	39,127	569	25-08-307-033-0000	52,195
474	25-08-304-017-0000	45,313	522	25-08-304-067-0000	35,283	570	25-08-307-035-0000	30,856

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
571	25-08-307-036-0000	31,089	619	25-08-307-106-0000	37,017	667	25-08-308-063-0000	17,956
572	25-08-307-037-0000	30,502	620	25-08-307-107-0000	24,490	668	25-08-308-064-0000	37,362
573	25-08-307-038-0000	32,997	621	25-08-307-108-0000	37,068	669	25-08-308-067-0000	36,571
574	25-08-307-039-0000	28,555	622	25-08-307-109-0000	74,879	670	25-08-308-068-0000	7,365
575	25-08-307-040-0000	31,891	623	25-08-307-110-0000	80,490	671	25-08-308-069-0000	7,323
576	25-08-307-043-0000	34,941	624	25-08-307-111-0000	35,724	672	25-08-308-070-0000	31,170
577	25-08-307-044-0000	35,247	625	25-08-307-112-0000	1,455,484	673	25-08-308-071-0000	25,276
578	25-08-307-045-0000	6,313	626	25-08-307-113-0000	53,413	674	25-08-308-072-0000	30,755
579	25-08-307-056-0000	29,431	627	25-08-307-114-0000	27,778	675	25-08-308-073-0000	7,238
580	25-08-307-057-0000	6,313	628	25-08-307-115-0000	54,187	676	25-08-308-074-0000	6,944
581	25-08-307-058-0000	27,074	629	25-08-307-116-0000	41,624	677	25-08-308-075-0000	32,758
582	25-08-307-059-0000	26,729	630	25-08-308-003-0000	41,551	678	25-08-308-076-0000	16,684
583	25-08-307-060-0000	24,010	631	25-08-308-004-0000	8,669	679	25-08-308-077-0000	9,258
584	25-08-307-061-0000	38,187	632	25-08-308-005-0000	42,266	680	25-08-308-078-0000	6,649
585	25-08-307-062-0000	20,422	633	25-08-308-006-0000	34,444	681	25-08-308-079-0000	78,590
586	25-08-307-063-0000	22,178	634	25-08-308-011-0000	33,106	682	25-08-308-080-0000	58,340
587	25-08-307-064-0000	6,313	635	25-08-308-012-0000	28,533	683	25-08-308-081-0000	109,940
588	25-08-307-071-0000	6,313	636	25-08-308-013-0000	33,173	684	25-08-308-082-0000	52,072
589	25-08-307-072-0000	19,190	637	25-08-308-014-0000	43,983	685	25-08-308-083-0000	16,441
590	25-08-307-073-0000	1,521	638	25-08-308-015-0000	7,996	686	25-08-308-086-0000	2,355
591	25-08-307-074-0000	32,242	639	25-08-308-016-0000	22,344	687	25-08-308-087-0000	32,783
592	25-08-307-075-0000	32,242	640	25-08-308-017-0000	10,078	688	25-08-308-088-0000	23,963
593	25-08-307-076-0000	34,831	641	25-08-308-018-0000	7,828	689	25-08-308-089-0000	33,288
594	25-08-307-077-0000	27,817	642	25-08-308-019-0000	18,901	690	25-08-308-090-0000	31,456
595	25-08-307-078-0000	6,313	643	25-08-308-020-0000	26,779	691	25-08-308-091-0000	29,097
596	25-08-307-079-0000	38,886	644	25-08-308-022-0000	28,339	692	25-08-308-092-0000	29,490
597	25-08-307-080-0000	6,313	645	25-08-308-023-0000	18,769	693	25-08-308-093-0000	30,323
598	25-08-307-081-0000	28,480	646	25-08-308-024-0000	12,648	694	25-08-308-094-0000	31,608
599	25-08-307-082-0000	28,480	647	25-08-308-026-0000	41,054	695	25-08-308-095-0000	239,685
600	25-08-307-083-0000	29,265	648	25-08-308-029-0000	31,100	696	25-08-308-096-0000	306,259
601	25-08-307-084-0000	29,265	649	25-08-308-030-0000	22,992	697	25-08-308-097-0000	22,557
602	25-08-307-085-0000	29,198	650	25-08-308-031-0000	18,817	698	25-08-308-098-0000	7,861
603	25-08-307-086-0000	29,198	651	25-08-308-032-0000	29,874	699	25-08-308-099-0000	56,364
604	25-08-307-088-0000	53,489	652	25-08-308-033-0000	34,874	700	25-08-308-100-0000	56,429
605	25-08-307-089-0000	22,650	653	25-08-308-034-0000	6,944	701	25-08-308-101-0000	39,312
606	25-08-307-090-0000	22,650	654	25-08-308-037-0000	-	702	25-08-308-102-0000	8,711
607	25-08-307-091-0000	22,650	655	25-08-308-038-0000	557	703	25-08-308-103-0000	39,079
608	25-08-307-092-0000	22,650	656	25-08-308-049-0000	29,417	704	25-08-308-104-0000	38,880
609	25-08-307-093-0000	22,650	657	25-08-308-053-0000	-	705	25-08-308-105-0000	36,195
610	25-08-307-094-0000	22,650	658	25-08-308-054-0000	32,029	706	25-08-308-106-0000	7,269
611	25-08-307-095-0000	22,588	659	25-08-308-055-0000	-	707	25-08-309-002-0000	35,347
612	25-08-307-096-0000	102,486	660	25-08-308-056-0000	20,242	708	25-08-309-003-0000	6,390
613	25-08-307-097-0000	51,839	661	25-08-308-057-0000	26,791	709	25-08-309-004-0000	24,428
614	25-08-307-099-0000	38,217	662	25-08-308-058-0000	42,188	710	25-08-309-005-0000	45,120
615	25-08-307-100-0000	34,301	663	25-08-308-059-0000	32,632	711	25-08-309-006-0000	23,500
616	25-08-307-103-0000	29,787	664	25-08-308-060-0000	27,787	712	25-08-309-007-0000	23,149
617	25-08-307-104-0000	15,682	665	25-08-308-061-0000	33,274	713	25-08-309-008-0000	-
618	25-08-307-105-0000	37,017	666	25-08-308-062-0000	19,159	714	25-08-309-009-0000	34,879

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
715	25-08-309-010-0000	34,287	763	25-08-311-018-0000	27,349	811	25-08-313-107-0000	-
716	25-08-309-011-0000	-	764	25-08-311-019-0000	5,261	812	25-08-313-108-0000	-
717	25-08-309-012-0000	45,768	765	25-08-311-020-0000	7,081	813	25-08-313-109-0000	-
718	25-08-309-013-0000	40,263	766	25-08-311-021-0000	25,952	814	25-08-313-110-0000	-
719	25-08-309-014-0000	51,233	767	25-08-311-022-0000	3,788	815	25-08-313-111-0000	-
720	25-08-309-015-0000	-	768	25-08-312-004-0000	5,780	816	25-08-313-112-0000	-
721	25-08-309-016-0000	-	769	25-08-312-005-0000	13,680	817	25-08-313-113-0000	-
722	25-08-309-017-0000	-	770	25-08-312-012-0000	72,384	818	25-08-313-114-0000	-
723	25-08-309-018-0000	-	771	25-08-312-013-0000	-	819	25-08-313-115-0000	-
724	25-08-309-019-0000	50,885	772	25-08-312-014-0000	-	820	25-08-313-116-0000	-
725	25-08-309-020-0000	37,326	773	25-08-312-015-0000	18,598	821	25-08-313-117-0000	-
726	25-08-309-021-0000	22,591	774	25-08-312-016-0000	-	822	25-08-313-118-0000	-
727	25-08-309-022-0000	73,086	775	25-08-312-017-0000	-	823	25-08-313-119-0000	-
728	25-08-309-023-0000	8,114	776	25-08-312-018-0000	20,985	824	25-08-313-120-0000	-
729	25-08-309-024-0000	32,800	777	25-08-312-019-0000	28,381	825	25-08-313-121-0000	-
730	25-08-309-025-0000	37,065	778	25-08-312-020-0000	30,040	826	25-08-313-122-0000	-
731	25-08-309-026-0000	33,145	779	25-08-312-021-0000	25,516	827	25-08-313-123-0000	-
732	25-08-310-002-0000	20,694	780	25-08-312-022-0000	-	828	25-08-313-124-0000	-
733	25-08-310-006-0000	-	781	25-08-312-023-0000	-	829	25-08-313-125-0000	-
734	25-08-310-007-0000	6,313	782	25-08-312-024-0000	-	830	25-08-313-126-0000	-
735	25-08-310-008-0000	22,885	783	25-08-312-025-0000	54,249	831	25-08-313-127-0000	-
736	25-08-310-009-0000	19,833	784	25-08-312-028-0000	6,845	832	25-08-314-002-0000	76,295
737	25-08-310-010-0000	25,422	785	25-08-312-029-0000	24,541	833	25-08-314-003-0000	67,031
738	25-08-310-011-0000	26,880	786	25-08-312-032-0000	26,019	834	25-08-314-004-0000	69,716
739	25-08-310-012-0000	30,898	787	25-08-312-033-0000	29,195	835	25-08-314-005-0000	74,890
740	25-08-310-013-0000	25,438	788	25-08-312-034-0000	51,612	836	25-08-314-006-0000	70,701
741	25-08-310-014-0000	25,009	789	25-08-312-035-0000	46,029	837	25-08-314-007-0000	72,334
742	25-08-310-015-0000	21,965	790	25-08-312-036-0000	46,228	838	25-08-314-008-0000	70,701
743	25-08-310-016-0000	18,040	791	25-08-313-002-0000	-	839	25-08-314-009-0000	74,231
744	25-08-310-017-0000	31,075	792	25-08-313-009-0000	-	840	25-08-314-010-0000	70,701
745	25-08-310-018-0000	37,592	793	25-08-313-010-0000	-	841	25-08-314-014-0000	73,714
746	25-08-310-019-0000	24,973	794	25-08-313-031-0000	-	842	25-08-314-018-0000	62,051
747	25-08-310-020-0000	26,053	795	25-08-313-039-0000	-	843	25-08-314-019-0000	76,346
748	25-08-311-001-0000	6,607	796	25-08-313-040-0000	-	844	25-08-314-020-0000	70,701
749	25-08-311-002-0000	37,960	797	25-08-313-057-0000	-	845	25-08-314-024-0000	65,915
750	25-08-311-003-0000	5,261	798	25-08-313-069-0000	-	846	25-08-314-025-0000	58,738
751	25-08-311-004-0000	26,544	799	25-08-313-070-0000	-	847	25-08-314-026-0000	65,915
752	25-08-311-005-0000	20,430	800	25-08-313-092-0000	-	848	25-08-314-027-0000	67,758
753	25-08-311-008-0000	23,438	801	25-08-313-093-0000	-	849	25-08-314-028-0000	78,941
754	25-08-311-009-0000	23,096	802	25-08-313-094-0000	-	850	25-08-314-029-0000	59,215
755	25-08-311-010-0000	34,888	803	25-08-313-095-0000	24,207	851	25-08-314-030-0000	62,133
756	25-08-311-011-0000	17,294	804	25-08-313-096-0000	-	852	25-08-314-031-0000	82,420
757	25-08-311-012-0000	18,674	805	25-08-313-101-0000	-	853	25-08-314-032-0000	73,554
758	25-08-311-013-0000	15,400	806	25-08-313-102-0000	18,828	854	25-08-314-033-0000	65,477
759	25-08-311-014-0000	13,557	807	25-08-313-103-0000	-	855	25-08-314-034-0000	72,390
760	25-08-311-015-0000	5,261	808	25-08-313-104-0000	-	856	25-08-314-035-0000	47,403
761	25-08-311-016-0000	28,654	809	25-08-313-105-0000	-	857	25-08-314-036-0000	68,235
762	25-08-311-017-0000	5,261	810	25-08-313-106-0000	-	858	25-08-314-037-0000	70,477

Added Area PINs			Added Area PINs			Added Area PINs		
		2012 EAV			2012 EAV			2012 EAV
859	25-08-314-038-0000	66,484	907	25-08-401-030-0000	23,093	955	25-08-402-045-0000	34,548
860	25-08-314-039-0000	54,698	908	25-08-401-031-0000	24,998	956	25-08-402-046-0000	29,439
861	25-08-314-040-0000	66,484	909	25-08-401-032-0000	-	957	25-08-402-047-0000	-
862	25-08-314-041-0000	38,392	910	25-08-401-033-0000	13,980	958	25-08-403-002-0000	24,776
863	25-08-314-042-0000	66,484	911	25-08-401-034-0000	-	959	25-08-403-007-0000	18,983
864	25-08-314-043-0000	68,235	912	25-08-401-035-0000	-	960	25-08-403-008-0000	46
865	25-08-314-044-0000	79,398	913	25-08-401-036-0000	28,861	961	25-08-403-009-0000	28,491
866	25-08-314-045-0000	70,477	914	25-08-401-038-0000	24,190	962	25-08-403-010-0000	5,513
867	25-08-314-052-0000	72,530	915	25-08-401-039-0000	23,432	963	25-08-403-011-0000	-
868	25-08-314-053-0000	79,766	916	25-08-401-040-0000	-	964	25-08-403-012-0000	27,952
869	25-08-314-054-0000	79,070	917	25-08-401-041-0000	-	965	25-08-403-013-0000	-
870	25-08-314-055-0000	73,249	918	25-08-401-042-0000	-	966	25-08-403-014-0000	1,827
871	25-08-314-056-0000	71,116	919	25-08-401-043-0000	-	967	25-08-403-015-0000	39,553
872	25-08-314-057-0000	76,739	920	25-08-401-044-0000	-	968	25-08-403-017-0000	20,985
873	25-08-314-058-0000	73,089	921	25-08-401-045-0000	-	969	25-08-403-018-0000	24,844
874	25-08-314-059-0000	64,697	922	25-08-401-046-0000	20,745	970	25-08-403-019-0000	24,844
875	25-08-314-060-0000	36,836	923	25-08-401-047-0000	34,161	971	25-08-403-020-0000	-
876	25-08-314-061-0000	70,404	924	25-08-402-010-0000	-	972	25-08-403-021-0000	-
877	25-08-314-062-0000	70,404	925	25-08-402-011-0000	-	973	25-08-403-022-0000	-
878	25-08-314-063-0000	73,423	926	25-08-402-012-0000	20,733	974	25-08-403-023-0000	11,696
879	25-08-400-019-0000	-	927	25-08-402-013-0000	20,949	975	25-08-403-024-0000	5,513
880	25-08-400-020-0000	-	928	25-08-402-014-0000	-	976	25-08-403-025-0000	14,971
881	25-08-400-025-0000	-	929	25-08-402-015-0000	19,962	977	25-08-403-026-0000	5,513
882	25-08-400-028-0000	-	930	25-08-402-016-0000	25,447	978	25-08-403-027-0000	11,907
883	25-08-400-029-0000	-	931	25-08-402-017-0000	16,951	979	25-08-403-028-0000	11,969
884	25-08-400-034-0000	27,048	932	25-08-402-018-0000	17,790	980	25-08-403-030-0000	21,499
885	25-08-400-038-0000	22,156	933	25-08-402-019-0000	21,252	981	25-08-403-031-0000	312
886	25-08-400-039-0000	23,017	934	25-08-402-020-0000	28,073	982	25-08-403-032-0000	18,932
887	25-08-400-040-0000	-	935	25-08-402-021-0000	-	983	25-08-403-033-0000	24,644
888	25-08-400-041-0000	-	936	25-08-402-022-0000	23,009	984	25-08-403-034-0000	21,376
889	25-08-400-042-0000	-	937	25-08-402-023-0000	22,512	985	25-08-403-035-0000	24,667
890	25-08-400-043-0000	-	938	25-08-402-025-0000	34,172	986	25-08-403-036-0000	-
891	25-08-400-044-0000	-	939	25-08-402-026-0000	18,531	987	25-08-403-037-0000	26,670
892	25-08-400-045-0000	-	940	25-08-402-027-0000	24,263	988	25-08-403-038-0000	26,199
893	25-08-400-046-0000	-	941	25-08-402-028-0000	23,396	989	25-08-403-039-0000	26,383
894	25-08-401-001-0000	-	942	25-08-402-029-0000	6,363	990	25-08-403-040-0000	23,264
895	25-08-401-002-0000	-	943	25-08-402-030-0000	20,217	991	25-08-404-001-0000	11,899
896	25-08-401-003-0000	-	944	25-08-402-031-0000	22,705	992	25-08-404-002-0000	11,610
897	25-08-401-006-0000	-	945	25-08-402-032-0000	25,273	993	25-08-404-007-0000	18,402
898	25-08-401-007-0000	-	946	25-08-402-033-0000	22,891	994	25-08-404-008-0000	-
899	25-08-401-014-0000	-	947	25-08-402-034-0000	25,907	995	25-08-404-009-0000	-
900	25-08-401-018-0000	-	948	25-08-402-035-0000	26,586	996	25-08-404-010-0000	22,400
901	25-08-401-019-0000	-	949	25-08-402-039-0000	19,482	997	25-08-404-011-0000	24,928
902	25-08-401-020-0000	-	950	25-08-402-040-0000	22,526	998	25-08-404-012-0000	-
903	25-08-401-021-0000	14,132	951	25-08-402-041-0000	-	999	25-08-404-013-0000	23,118
904	25-08-401-022-0000	6,161	952	25-08-402-042-0000	-	1000	25-08-404-014-0000	-
905	25-08-401-023-0000	-	953	25-08-402-043-0000	-	1001	25-08-404-015-0000	27,719
906	25-08-401-025-0000	-	954	25-08-402-044-0000	7,424	1002	25-08-404-016-0000	20,250

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
1003	25-08-404-017-0000	21,539	1051	25-08-405-045-0000	-	1099	25-08-406-061-0000	-
1004	25-08-404-022-0000	23,222	1052	25-08-405-046-0000	18,864	1100	25-08-406-062-0000	24,120
1005	25-08-404-023-0000	27,102	1053	25-08-405-047-0000	19,086	1101	25-08-407-001-0000	28,300
1006	25-08-404-024-0000	22,052	1054	25-08-405-048-0000	17,392	1102	25-08-407-002-0000	25,955
1007	25-08-404-025-0000	10,385	1055	25-08-405-049-0000	22,655	1103	25-08-407-003-0000	18,461
1008	25-08-404-030-0000	23,214	1056	25-08-405-050-0000	23,488	1104	25-08-407-004-0000	20,113
1009	25-08-404-031-0000	25,831	1057	25-08-405-051-0000	21,157	1105	25-08-407-005-0000	22,178
1010	25-08-404-032-0000	21,233	1058	25-08-405-052-0000	5,517	1106	25-08-407-006-0000	23,272
1011	25-08-404-033-0000	-	1059	25-08-405-053-0000	20,663	1107	25-08-407-007-0000	27,899
1012	25-08-404-034-0000	12,922	1060	25-08-405-054-0000	15,663	1108	25-08-407-008-0000	23,009
1013	25-08-404-035-0000	18,262	1061	25-08-405-055-0000	22,975	1109	25-08-407-009-0000	32,121
1014	25-08-404-038-0000	20,896	1062	25-08-405-056-0000	221	1110	25-08-407-010-0000	18,281
1015	25-08-404-039-0000	3,793	1063	25-08-405-057-0000	23,965	1111	25-08-407-011-0000	23,009
1016	25-08-404-041-0000	6,719	1064	25-08-405-058-0000	23,646	1112	25-08-407-020-0000	405,650
1017	25-08-404-042-0000	22,223	1065	25-08-406-008-0000	-	1113	25-08-407-024-0000	5,900
1018	25-08-404-043-0000	26,765	1066	25-08-406-009-0000	28,583	1114	25-08-407-025-0000	21,743
1019	25-08-404-044-0000	8,762	1067	25-08-406-010-0000	27,593	1115	25-08-407-041-0000	23,438
1020	25-08-404-045-0000	8,762	1068	25-08-406-011-0000	23,862	1116	25-08-407-044-0000	23,514
1021	25-08-404-046-0000	30,278	1069	25-08-406-012-0000	24,981	1117	25-08-407-046-0000	20,750
1022	25-08-404-047-0000	-	1070	25-08-406-013-0000	23,320	1118	25-08-407-047-0000	21,780
1023	25-08-404-048-0000	24,816	1071	25-08-406-014-0000	-	1119	25-08-407-048-0000	24,420
1024	25-08-404-049-0000	24,942	1072	25-08-406-019-0000	-	1120	25-08-407-049-0000	31,117
1025	25-08-404-050-0000	20,405	1073	25-08-406-020-0000	2,275	1121	25-08-407-050-0000	3,822
1026	25-08-404-051-0000	15,933	1074	25-08-406-021-0000	25,208	1122	25-08-407-051-0000	29,658
1027	25-08-405-004-0000	22,189	1075	25-08-406-025-0000	17,729	1123	25-08-407-055-0000	11,332
1028	25-08-405-005-0000	24,347	1076	25-08-406-026-0000	25,363	1124	25-08-407-057-0000	168,701
1029	25-08-405-006-0000	20,573	1077	25-08-406-027-0000	21,367	1125	25-08-407-058-0000	175,347
1030	25-08-405-007-0000	23,432	1078	25-08-406-028-0000	16,351	1126	25-08-407-059-0000	50,835
1031	25-08-405-008-0000	26,429	1079	25-08-406-029-0000	21,174	1127	25-08-408-001-0000	-
1032	25-08-405-009-0000	26,258	1080	25-08-406-030-0000	24,103	1128	25-08-408-002-0000	-
1033	25-08-405-010-0000	2,824	1081	25-08-406-033-0000	24,428	1129	25-08-408-003-0000	-
1034	25-08-405-023-0000	34,355	1082	25-08-406-034-0000	23,817	1130	25-08-408-004-0000	-
1035	25-08-405-024-0000	20,438	1083	25-08-406-035-0000	27,958	1131	25-08-408-005-0000	-
1036	25-08-405-025-0000	22,467	1084	25-08-406-038-0000	27,444	1132	25-08-408-006-0000	-
1037	25-08-405-026-0000	-	1085	25-08-406-045-0000	21,348	1133	25-08-408-007-0000	-
1038	25-08-405-027-0000	27,304	1086	25-08-406-047-0000	25,739	1134	25-08-408-008-0000	-
1039	25-08-405-028-0000	-	1087	25-08-406-048-0000	22,779	1135	25-08-408-009-0000	-
1040	25-08-405-029-0000	10,497	1088	25-08-406-050-0000	23,968	1136	25-08-408-015-0000	21,075
1041	25-08-405-030-0000	26,524	1089	25-08-406-051-0000	-	1137	25-08-408-021-0000	28,048
1042	25-08-405-031-0000	25,856	1090	25-08-406-052-0000	24,044	1138	25-08-408-022-0000	31,078
1043	25-08-405-032-0000	27,304	1091	25-08-406-053-0000	24,221	1139	25-08-408-023-0000	26,356
1044	25-08-405-038-0000	22,391	1092	25-08-406-054-0000	-	1140	25-08-408-024-0000	20,394
1045	25-08-405-039-0000	22,391	1093	25-08-406-055-0000	17,411	1141	25-08-408-025-0000	32,309
1046	25-08-405-040-0000	-	1094	25-08-406-056-0000	27,172	1142	25-08-408-030-0000	17,639
1047	25-08-405-041-0000	26,577	1095	25-08-406-057-0000	2,099	1143	25-08-408-032-0000	28,174
1048	25-08-405-042-0000	28,356	1096	25-08-406-058-0000	22,874	1144	25-08-408-033-0000	18,915
1049	25-08-405-043-0000	26,589	1097	25-08-406-059-0000	18,304	1145	25-08-408-034-0000	5,266
1050	25-08-405-044-0000	-	1098	25-08-406-060-0000	-	1146	25-08-408-037-0000	25,710

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
1147	25-08-408-038-0000	24,406	1195	25-08-409-064-0000	24,919	1243	25-08-411-009-0000	9,550
1148	25-08-408-039-0000	42,247	1196	25-08-409-065-0000	23,935	1244	25-08-411-010-0000	31,176
1149	25-08-408-040-0000	29,091	1197	25-08-409-066-0000	407	1245	25-08-411-011-0000	26,086
1150	25-08-408-041-0000	-	1198	25-08-410-005-0000	20,983	1246	25-08-411-012-0000	23,258
1151	25-08-408-042-0000	-	1199	25-08-410-006-0000	20,624	1247	25-08-411-013-0000	-
1152	25-08-408-043-0000	-	1200	25-08-410-007-0000	23,702	1248	25-08-411-014-0000	25,076
1153	25-08-408-044-0000	-	1201	25-08-410-008-0000	21,031	1249	25-08-411-015-0000	27,621
1154	25-08-408-045-0000	33,530	1202	25-08-410-009-0000	14,566	1250	25-08-411-016-0000	2,674
1155	25-08-408-046-0000	24,462	1203	25-08-410-010-0000	27,716	1251	25-08-411-017-0000	-
1156	25-08-408-047-0000	21,165	1204	25-08-410-011-0000	25,461	1252	25-08-411-018-0000	28,098
1157	25-08-408-048-0000	24,330	1205	25-08-410-012-0000	22,723	1253	25-08-411-019-0000	26,429
1158	25-08-408-049-0000	27,237	1206	25-08-410-013-0000	24,103	1254	25-08-411-020-0000	27,736
1159	25-08-409-001-0000	22,167	1207	25-08-410-014-0000	25,915	1255	25-08-411-025-0000	21,306
1160	25-08-409-002-0000	20,961	1208	25-08-410-015-0000	31,869	1256	25-08-411-026-0000	1,257
1161	25-08-409-003-0000	21,446	1209	25-08-410-016-0000	24,585	1257	25-08-411-031-0000	22,313
1162	25-08-409-004-0000	-	1210	25-08-410-017-0000	19,479	1258	25-08-411-034-0000	16,365
1163	25-08-409-005-0000	17,838	1211	25-08-410-018-0000	20,287	1259	25-08-411-035-0000	1,958
1164	25-08-409-006-0000	5,367	1212	25-08-410-019-0000	23,699	1260	25-08-411-036-0000	-
1165	25-08-409-007-0000	4,887	1213	25-08-410-020-0000	19,280	1261	25-08-411-037-0000	25,691
1166	25-08-409-010-0000	24,981	1214	25-08-410-021-0000	25,424	1262	25-08-411-044-0000	17,001
1167	25-08-409-013-0000	12,558	1215	25-08-410-022-0000	19,137	1263	25-08-411-045-0000	24,821
1168	25-08-409-014-0000	4,887	1216	25-08-410-023-0000	34,133	1264	25-08-411-046-0000	26,956
1169	25-08-409-015-0000	4,887	1217	25-08-410-024-0000	33,743	1265	25-08-411-051-0000	25,859
1170	25-08-409-016-0000	15,860	1218	25-08-410-025-0000	6,144	1266	25-08-411-052-0000	26,238
1171	25-08-409-017-0000	4,887	1219	25-08-410-026-0000	-	1267	25-08-411-053-0000	-
1172	25-08-409-024-0000	15,397	1220	25-08-410-027-0000	11,979	1268	25-08-411-058-0000	22,352
1173	25-08-409-025-0000	29,868	1221	25-08-410-028-0000	24,956	1269	25-08-411-059-0000	21,488
1174	25-08-409-029-0000	4,887	1222	25-08-410-029-0000	-	1270	25-08-411-060-0000	23,850
1175	25-08-409-030-0000	4,887	1223	25-08-410-030-0000	19,404	1271	25-08-411-061-0000	31,285
1176	25-08-409-031-0000	21,864	1224	25-08-410-031-0000	7,045	1272	25-08-411-062-0000	-
1177	25-08-409-032-0000	20,248	1225	25-08-410-032-0000	22,748	1273	25-08-411-063-0000	28,056
1178	25-08-409-033-0000	22,218	1226	25-08-410-033-0000	21,746	1274	25-08-411-064-0000	23,427
1179	25-08-409-034-0000	16,717	1227	25-08-410-038-0000	31,425	1275	25-08-411-065-0000	-
1180	25-08-409-035-0000	23,014	1228	25-08-410-039-0000	5,344	1276	25-08-412-001-0000	16,353
1181	25-08-409-036-0000	25,842	1229	25-08-410-040-0000	5,344	1277	25-08-412-002-0000	26,524
1182	25-08-409-037-0000	17,159	1230	25-08-410-041-0000	23,037	1278	25-08-412-003-0000	-
1183	25-08-409-048-0000	21,597	1231	25-08-410-042-0000	9,214	1279	25-08-412-004-0000	26,530
1184	25-08-409-051-0000	28,872	1232	25-08-410-043-0000	24,557	1280	25-08-412-005-0000	16,943
1185	25-08-409-053-0000	22,159	1233	25-08-410-044-0000	24,072	1281	25-08-412-006-0000	-
1186	25-08-409-054-0000	28,682	1234	25-08-410-045-0000	26,563	1282	25-08-412-007-0000	25,562
1187	25-08-409-055-0000	26,325	1235	25-08-410-046-0000	26,064	1283	25-08-412-008-0000	21,090
1188	25-08-409-057-0000	25,124	1236	25-08-410-047-0000	28,073	1284	25-08-412-011-0000	24,151
1189	25-08-409-058-0000	-	1237	25-08-410-048-0000	19,577	1285	25-08-412-012-0000	-
1190	25-08-409-059-0000	19,561	1238	25-08-411-004-0000	22,145	1286	25-08-412-013-0000	28,491
1191	25-08-409-060-0000	6,444	1239	25-08-411-005-0000	24,922	1287	25-08-412-014-0000	24,602
1192	25-08-409-061-0000	-	1240	25-08-411-006-0000	2,455	1288	25-08-412-015-0000	18,926
1193	25-08-409-062-0000	19,620	1241	25-08-411-007-0000	21,550	1289	25-08-412-016-0000	17,916
1194	25-08-409-063-0000	24,069	1242	25-08-411-008-0000	7,920	1290	25-08-412-017-0000	-

Added Area PINs			Added Area PINs			Added Area PINs		
		2012 EAV			2012 EAV			2012 EAV
1291	25-08-412-018-0000	28,121	1339	25-08-413-058-0000	23,696	1387	25-08-415-033-0000	74,980
1292	25-08-412-019-0000	22,605	1340	25-08-413-059-0000	-	1388	25-08-415-034-0000	266,829
1293	25-08-412-024-0000	23,626	1341	25-08-413-060-0000	28,463	1389	25-08-415-035-0000	266,829
1294	25-08-412-025-0000	23,626	1342	25-08-413-061-0000	25,278	1390	25-08-415-036-0000	74,980
1295	25-08-412-033-0000	13,385	1343	25-08-413-062-0000	25,753	1391	25-08-415-037-0000	74,980
1296	25-08-412-034-0000	13,385	1344	25-08-413-063-0000	24,050	1392	25-08-415-038-0000	74,980
1297	25-08-412-035-0000	23,887	1345	25-08-413-064-0000	33,319	1393	25-08-415-039-0000	74,980
1298	25-08-412-036-0000	3,191	1346	25-08-414-002-0000	25,141	1394	25-08-415-040-0000	74,980
1299	25-08-412-037-0000	24,863	1347	25-08-414-003-0000	21,881	1395	25-08-415-041-0000	18,343
1300	25-08-412-038-0000	29,321	1348	25-08-414-006-0000	20,694	1396	25-08-415-042-0000	8,967
1301	25-08-412-039-0000	14,325	1349	25-08-414-007-0000	30,671	1397	25-08-415-043-0000	12,331
1302	25-08-412-040-0000	21,373	1350	25-08-414-008-0000	11,965	1398	25-08-415-044-0000	6,164
1303	25-08-412-045-0000	-	1351	25-08-414-009-0000	8,807	1399	25-08-415-045-0000	6,164
1304	25-08-412-046-0000	30,895	1352	25-08-414-010-0000	8,807	1400	25-08-415-048-0000	22,304
1305	25-08-412-047-0000	24,010	1353	25-08-414-011-0000	20,066	1401	25-08-415-049-0000	25,941
1306	25-08-412-048-0000	28,238	1354	25-08-414-012-0000	4,887	1402	25-08-415-050-0000	24,793
1307	25-08-412-049-0000	23,505	1355	25-08-414-013-0000	23,267	1403	25-08-415-051-0000	21,438
1308	25-08-412-050-0000	-	1356	25-08-414-014-0000	23,573	1404	25-08-415-052-0000	19,990
1309	25-08-412-051-0000	28,505	1357	25-08-414-015-0000	13,736	1405	25-08-415-053-0000	21,047
1310	25-08-412-052-0000	24,737	1358	25-08-414-048-0000	16,996	1406	25-08-415-054-0000	-
1311	25-08-412-053-0000	-	1359	25-08-414-049-0000	17,888	1407	25-08-415-055-0000	22,044
1312	25-08-413-007-0000	23,225	1360	25-08-414-050-0000	20,874	1408	25-08-415-056-0000	28,951
1313	25-08-413-014-0000	35,892	1361	25-08-414-051-0000	23,510	1409	25-08-415-057-0000	25,287
1314	25-08-413-015-0000	23,965	1362	25-08-414-052-0000	27,635	1410	25-08-415-058-0000	21,925
1315	25-08-413-016-0000	30,169	1363	25-08-414-053-0000	23,839	1411	25-08-415-059-0000	6,314
1316	25-08-413-021-0000	25,977	1364	25-08-414-054-0000	28,654	1412	25-08-415-060-0000	454
1317	25-08-413-022-0000	-	1365	25-08-414-055-0000	23,157	1413	25-08-415-061-0000	29,279
1318	25-08-413-023-0000	24,835	1366	25-08-414-056-0000	23,839	1414	25-08-415-062-0000	124,484
1319	25-08-413-024-0000	27,175	1367	25-08-414-061-0000	20,200	1415	25-08-415-063-0000	22,720
1320	25-08-413-025-0000	26,044	1368	25-08-414-062-0000	22,896	1416	25-08-415-064-0000	41,427
1321	25-08-413-026-0000	-	1369	25-08-414-063-0000	12,342	1417	25-08-416-001-0000	6,248
1322	25-08-413-027-0000	-	1370	25-08-414-068-0000	-	1418	25-08-416-002-0000	7,180
1323	25-08-413-030-0000	19,586	1371	25-08-414-069-0000	28,446	1419	25-08-416-005-0000	23,609
1324	25-08-413-031-0000	4,887	1372	25-08-414-070-0000	19,510	1420	25-08-416-006-0000	20,742
1325	25-08-413-037-0000	4,849	1373	25-08-414-071-0000	18,993	1421	25-08-416-007-0000	54,995
1326	25-08-413-038-0000	32,211	1374	25-08-414-072-0000	-	1422	25-08-416-010-0000	27,029
1327	25-08-413-039-0000	2,732	1375	25-08-414-073-0000	24,484	1423	25-08-416-011-0000	22,560
1328	25-08-413-040-0000	30,603	1376	25-08-414-074-0000	31,038	1424	25-08-416-012-0000	7,410
1329	25-08-413-041-0000	26,025	1377	25-08-414-075-0000	27,298	1425	25-08-416-013-0000	27,175
1330	25-08-413-042-0000	21,025	1378	25-08-414-076-0000	26,956	1426	25-08-416-014-0000	16,278
1331	25-08-413-043-0000	18,769	1379	25-08-414-077-0000	-	1427	25-08-416-019-0000	27,907
1332	25-08-413-051-0000	18,161	1380	25-08-414-078-0000	1,854	1428	25-08-416-020-0000	25,587
1333	25-08-413-052-0000	20,708	1381	25-08-414-079-0000	23,009	1429	25-08-416-021-0000	26,827
1334	25-08-413-053-0000	-	1382	25-08-414-080-0000	28,858	1430	25-08-416-022-0000	27,865
1335	25-08-413-054-0000	19,793	1383	25-08-415-029-0000	19,112	1431	25-08-416-023-0000	33,482
1336	25-08-413-055-0000	17,970	1384	25-08-415-030-0000	18,015	1432	25-08-416-024-0000	26,482
1337	25-08-413-056-0000	31,908	1385	25-08-415-031-0000	74,980	1433	25-08-416-025-0000	25,469
1338	25-08-413-057-0000	19,765	1386	25-08-415-032-0000	74,980	1434	25-08-416-027-0000	20,178

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
1435	25-08-416-028-0000	20,556	1483	25-08-417-053-0000	2,104	1531	25-08-419-003-0000	17,506
1436	25-08-416-029-0000	24,916	1484	25-08-417-054-0000	-	1532	25-08-419-004-0000	25,652
1437	25-08-416-030-0000	25,486	1485	25-08-417-055-0000	28,990	1533	25-08-419-005-0000	-
1438	25-08-416-031-0000	27,181	1486	25-08-417-056-0000	23,808	1534	25-08-419-006-0000	23,031
1439	25-08-416-032-0000	13,455	1487	25-08-417-057-0000	7,603	1535	25-08-419-007-0000	21,367
1440	25-08-416-033-0000	20,071	1488	25-08-417-058-0000	6,313	1536	25-08-419-012-0000	20,186
1441	25-08-416-034-0000	12,548	1489	25-08-418-001-0000	20,256	1537	25-08-419-013-0000	19,535
1442	25-08-416-035-0000	24,108	1490	25-08-418-002-0000	16,623	1538	25-08-419-014-0000	-
1443	25-08-416-036-0000	6,414	1491	25-08-418-003-0000	25,590	1539	25-08-419-015-0000	-
1444	25-08-416-037-0000	-	1492	25-08-418-004-0000	19,027	1540	25-08-419-016-0000	26,746
1445	25-08-416-038-0000	28,165	1493	25-08-418-005-0000	31,681	1541	25-08-419-017-0000	30,242
1446	25-08-416-039-0000	21,098	1494	25-08-418-006-0000	17,885	1542	25-08-419-018-0000	27,139
1447	25-08-416-040-0000	15,658	1495	25-08-418-007-0000	28,491	1543	25-08-419-019-0000	19,386
1448	25-08-416-041-0000	21,572	1496	25-08-418-008-0000	21,468	1544	25-08-419-020-0000	27,105
1449	25-08-417-001-0000	13,962	1497	25-08-418-009-0000	12,824	1545	25-08-419-021-0000	24,184
1450	25-08-417-002-0000	5,261	1498	25-08-418-010-0000	5,176	1546	25-08-419-022-0000	21,292
1451	25-08-417-003-0000	-	1499	25-08-418-011-0000	16,415	1547	25-08-419-023-0000	25,562
1452	25-08-417-006-0000	24,726	1500	25-08-418-012-0000	17,176	1548	25-08-419-034-0000	30,469
1453	25-08-417-007-0000	20,719	1501	25-08-418-015-0000	-	1549	25-08-419-035-0000	23,387
1454	25-08-417-010-0000	22,007	1502	25-08-418-018-0000	-	1550	25-08-419-036-0000	28,780
1455	25-08-417-015-0000	19,667	1503	25-08-418-019-0000	28,446	1551	25-08-419-037-0000	34,511
1456	25-08-417-016-0000	-	1504	25-08-418-020-0000	26,176	1552	25-08-419-038-0000	11,123
1457	25-08-417-017-0000	21,255	1505	25-08-418-021-0000	27,144	1553	25-08-419-039-0000	20,997
1458	25-08-417-021-0000	9,497	1506	25-08-418-022-0000	23,904	1554	25-08-419-040-0000	20,554
1459	25-08-417-022-0000	9,497	1507	25-08-418-023-0000	23,208	1555	25-08-419-043-0000	27,169
1460	25-08-417-023-0000	26,429	1508	25-08-418-024-0000	20,901	1556	25-08-419-044-0000	23,887
1461	25-08-417-024-0000	22,543	1509	25-08-418-032-0000	25,941	1557	25-08-419-045-0000	21,415
1462	25-08-417-025-0000	5,765	1510	25-08-418-033-0000	24,344	1558	25-08-419-046-0000	25,194
1463	25-08-417-026-0000	12,765	1511	25-08-418-034-0000	-	1559	25-08-419-047-0000	23,786
1464	25-08-417-027-0000	-	1512	25-08-418-038-0000	21,623	1560	25-08-419-048-0000	3,969
1465	25-08-417-028-0000	12,530	1513	25-08-418-039-0000	17,084	1561	25-08-419-049-0000	23,786
1466	25-08-417-029-0000	-	1514	25-08-418-040-0000	21,362	1562	25-08-419-050-0000	27,615
1467	25-08-417-030-0000	26,586	1515	25-08-418-041-0000	8,111	1563	25-08-419-051-0000	-
1468	25-08-417-035-0000	23,054	1516	25-08-418-042-0000	-	1564	25-08-419-052-0000	28,059
1469	25-08-417-036-0000	26,412	1517	25-08-418-043-0000	-	1565	25-08-419-053-0000	23,786
1470	25-08-417-037-0000	23,054	1518	25-08-418-044-0000	24,810	1566	25-08-419-054-0000	-
1471	25-08-417-041-0000	25,116	1519	25-08-418-046-0000	899	1567	25-08-420-001-0000	22,793
1472	25-08-417-042-0000	23,772	1520	25-08-418-047-0000	3,185	1568	25-08-420-002-0000	26,179
1473	25-08-417-043-0000	21,348	1521	25-08-418-048-0000	32,329	1569	25-08-420-003-0000	21,816
1474	25-08-417-044-0000	19,634	1522	25-08-418-049-0000	27,094	1570	25-08-420-004-0000	28,393
1475	25-08-417-045-0000	19,707	1523	25-08-418-050-0000	27,456	1571	25-08-420-005-0000	-
1476	25-08-417-046-0000	22,293	1524	25-08-418-051-0000	24,914	1572	25-08-420-006-0000	28,362
1477	25-08-417-047-0000	1,473	1525	25-08-418-052-0000	3,893	1573	25-08-420-007-0000	-
1478	25-08-417-048-0000	23,517	1526	25-08-418-053-0000	24,633	1574	25-08-420-008-0000	26,810
1479	25-08-417-049-0000	2,315	1527	25-08-418-054-0000	-	1575	25-08-420-009-0000	27,714
1480	25-08-417-050-0000	3,883	1528	25-08-418-056-0000	28,496	1576	25-08-420-010-0000	25,135
1481	25-08-417-051-0000	7,393	1529	25-08-419-001-0000	31,571	1577	25-08-420-011-0000	27,321
1482	25-08-417-052-0000	25,775	1530	25-08-419-002-0000	25,817	1578	25-08-420-012-0000	4,074

	Added Area PINs	2012 EAV		Added Area PINs	2012 EAV		Added Area PINs	2012 EAV
1579	25-08-420-013-0000	16,415	1627	25-08-421-045-0000	26,504	1675	25-08-422-069-0000	-
1580	25-08-420-014-0000	3,422	1628	25-08-421-046-0000	10,166	1676	25-08-422-070-0000	19,836
1581	25-08-420-015-0000	26,246	1629	25-08-421-047-0000	23,775	1677	25-08-422-071-0000	27,021
1582	25-08-420-016-0000	23,078	1630	25-08-421-048-0000	27,085	1678	25-08-423-007-0000	25,983
1583	25-08-420-017-0000	-	1631	25-08-421-049-0000	33,889	1679	25-08-423-008-0000	25,781
1584	25-08-420-018-0000	27,094	1632	25-08-421-050-0000	27,085	1680	25-08-423-009-0000	23,477
1585	25-08-420-019-0000	19,364	1633	25-08-421-051-0000	-	1681	25-08-423-010-0000	-
1586	25-08-420-020-0000	22,860	1634	25-08-421-052-0000	28,053	1682	25-08-423-011-0000	16,026
1587	25-08-420-025-0000	21,359	1635	25-08-421-053-0000	23,825	1683	25-08-423-012-0000	22,131
1588	25-08-420-026-0000	16,614	1636	25-08-421-054-0000	25,567	1684	25-08-423-013-0000	24,656
1589	25-08-420-027-0000	17,131	1637	25-08-421-055-0000	28,045	1685	25-08-423-014-0000	15,902
1590	25-08-420-029-0000	19,779	1638	25-08-421-056-0000	22,683	1686	25-08-423-015-0000	24,344
1591	25-08-420-030-0000	30,929	1639	25-08-421-057-0000	27,601	1687	25-08-423-020-0000	32,222
1592	25-08-420-031-0000	25,590	1640	25-08-421-058-0000	27,559	1688	25-08-423-021-0000	25,915
1593	25-08-420-032-0000	21,061	1641	25-08-421-059-0000	20,893	1689	25-08-423-022-0000	27,057
1594	25-08-420-033-0000	33,611	1642	25-08-422-005-0000	28,258	1690	25-08-423-023-0000	27,057
1595	25-08-420-034-0000	17,262	1643	25-08-422-006-0000	21,945	1691	25-08-423-024-0000	27,057
1596	25-08-420-035-0000	-	1644	25-08-422-007-0000	26,274	1692	25-08-423-025-0000	-
1597	25-08-420-036-0000	41,660	1645	25-08-422-008-0000	25,093	1693	25-08-423-026-0000	-
1598	25-08-420-037-0000	26,850	1646	25-08-422-009-0000	25,326	1694	25-08-423-027-0000	-
1599	25-08-420-038-0000	26,513	1647	25-08-422-010-0000	514	1695	25-08-423-028-0000	-
1600	25-08-420-039-0000	31,103	1648	25-08-422-011-0000	27,775	1696	25-08-423-029-0000	-
1601	25-08-420-040-0000	24,964	1649	25-08-422-012-0000	5,434	1697	25-08-423-030-0000	-
1602	25-08-420-041-0000	28,536	1650	25-08-422-013-0000	22,638	1698	25-08-423-031-0000	24,734
1603	25-08-420-042-0000	26,698	1651	25-08-422-014-0000	4,927	1699	25-08-423-032-0000	25,119
1604	25-08-421-007-0000	42,132	1652	25-08-422-015-0000	24,992	1700	25-08-423-033-0000	25,119
1605	25-08-421-008-0000	-	1653	25-08-422-016-0000	4,927	1701	25-08-423-034-0000	-
1606	25-08-421-009-0000	27,329	1654	25-08-422-017-0000	14,320	1702	25-08-423-035-0000	22,492
1607	25-08-421-010-0000	22,329	1655	25-08-422-018-0000	4,927	1703	25-08-423-036-0000	22,369
1608	25-08-421-016-0000	32,161	1656	25-08-422-022-0000	21,011	1704	25-08-423-037-0000	-
1609	25-08-421-017-0000	3,041	1657	25-08-422-023-0000	1,312	1705	25-08-423-038-0000	74,949
1610	25-08-421-022-0000	19,381	1658	25-08-422-046-0000	26,959	1706	25-08-423-039-0000	54,114
1611	25-08-421-023-0000	595	1659	25-08-422-047-0000	24,069	1707	25-08-424-004-0000	33,151
1612	25-08-421-024-0000	21,743	1660	25-08-422-054-0000	18,486	1708	25-08-424-005-0000	34,492
1613	25-08-421-028-0000	-	1661	25-08-422-055-0000	20,938	1709	25-08-424-006-0000	23,589
1614	25-08-421-029-0000	-	1662	25-08-422-056-0000	18,938	1710	25-08-424-007-0000	32,270
1615	25-08-421-030-0000	22,428	1663	25-08-422-057-0000	113	1711	25-08-424-008-0000	33,614
1616	25-08-421-031-0000	22,192	1664	25-08-422-058-0000	15,363	1712	25-08-424-009-0000	26,106
1617	25-08-421-032-0000	-	1665	25-08-422-059-0000	18,520	1713	25-08-424-010-0000	35,648
1618	25-08-421-033-0000	36,882	1666	25-08-422-060-0000	28,003	1714	25-08-424-011-0000	30,084
1619	25-08-421-034-0000	19,900	1667	25-08-422-061-0000	27,941	1715	25-08-424-012-0000	33,953
1620	25-08-421-035-0000	23,345	1668	25-08-422-062-0000	19,086	1716	25-08-424-013-0000	2,377
1621	25-08-421-036-0000	-	1669	25-08-422-063-0000	26,504	1717	25-08-424-014-0000	24,524
1622	25-08-421-037-0000	17,869	1670	25-08-422-064-0000	26,903	1718	25-08-424-015-0000	27,113
1623	25-08-421-038-0000	17,947	1671	25-08-422-065-0000	25,382	1719	25-08-424-016-0000	22,680
1624	25-08-421-039-0000	29,091	1672	25-08-422-066-0000	27,888	1720	25-08-424-017-0000	21,553
1625	25-08-421-043-0000	954	1673	25-08-422-067-0000	24,038	1721	25-08-424-018-0000	24,846
1626	25-08-421-044-0000	26,504	1674	25-08-422-068-0000	25,831	1722	25-08-424-019-0000	21,553

Added Area PINs			Added Area PINs			Added Area PINs		
		2012 EAV			2012 EAV			2012 EAV
1723	25-08-424-020-0000	19,869	1771	25-08-425-028-0000	17,903	1819	25-08-426-047-0000	33,979
1724	25-08-424-021-0000	22,041	1772	25-08-425-029-0000	8,420	1820	25-08-426-048-0000	25,750
1725	25-08-424-022-0000	25,234	1773	25-08-425-030-0000	5,367	1821	25-08-426-049-0000	8,173
1726	25-08-424-023-0000	-	1774	25-08-425-031-0000	-	1822	25-08-427-005-0000	20,638
1727	25-08-424-024-0000	26,768	1775	25-08-425-032-0000	-	1823	25-08-427-006-0000	29,748
1728	25-08-424-025-0000	40,179	1776	25-08-425-033-0000	-	1824	25-08-427-007-0000	23,149
1729	25-08-424-026-0000	24,515	1777	25-08-425-034-0000	-	1825	25-08-427-008-0000	25,074
1730	25-08-424-027-0000	-	1778	25-08-425-035-0000	-	1826	25-08-427-009-0000	10,240
1731	25-08-424-028-0000	-	1779	25-08-425-036-0000	-	1827	25-08-427-010-0000	22,824
1732	25-08-424-030-0000	18,365	1780	25-08-425-037-0000	3,075	1828	25-08-427-011-0000	15,958
1733	25-08-424-031-0000	18,365	1781	25-08-425-038-0000	-	1829	25-08-427-012-0000	-
1734	25-08-424-032-0000	18,365	1782	25-08-425-039-0000	18,610	1830	25-08-427-013-0000	24,350
1735	25-08-424-033-0000	48,562	1783	25-08-425-040-0000	6,083	1831	25-08-427-014-0000	-
1736	25-08-424-034-0000	38,496	1784	25-08-426-001-0000	30,258	1832	25-08-427-017-0000	6,506
1737	25-08-424-035-0000	18,365	1785	25-08-426-002-0000	5,134	1833	25-08-427-018-0000	17,600
1738	25-08-424-036-0000	18,365	1786	25-08-426-003-0000	13,986	1834	25-08-427-020-0000	24,945
1739	25-08-424-037-0000	21,219	1787	25-08-426-004-0000	8,700	1835	25-08-427-021-0000	19,757
1740	25-08-424-038-0000	24,355	1788	25-08-426-005-0000	22,001	1836	25-08-427-028-0000	25,539
1741	25-08-424-039-0000	1,505	1789	25-08-426-006-0000	8,150	1837	25-08-427-029-0000	22,091
1742	25-08-424-040-0000	23,497	1790	25-08-426-007-0000	19,204	1838	25-08-427-030-0000	22,714
1743	25-08-424-041-0000	21,219	1791	25-08-426-008-0000	14,440	1839	25-08-427-031-0000	16,491
1744	25-08-424-042-0000	18,365	1792	25-08-426-009-0000	5,134	1840	25-08-427-032-0000	1,331
1745	25-08-425-001-0000	19,580	1793	25-08-426-010-0000	20,795	1841	25-08-427-033-0000	24,880
1746	25-08-425-002-0000	22,420	1794	25-08-426-011-0000	18,783	1842	25-08-427-034-0000	21,078
1747	25-08-425-003-0000	20,296	1795	25-08-426-014-0000	20,397	1843	25-08-427-035-0000	32,556
1748	25-08-425-004-0000	1,776	1796	25-08-426-015-0000	-	1844	25-08-427-036-0000	25,110
1749	25-08-425-005-0000	29,133	1797	25-08-426-016-0000	-	1845	25-08-427-037-0000	21,623
1750	25-08-425-006-0000	22,372	1798	25-08-426-017-0000	22,711	1846	25-08-427-038-0000	76,077
1751	25-08-425-007-0000	-	1799	25-08-426-018-0000	27,444	1847	25-08-427-039-0000	25,565
1752	25-08-425-008-0000	15,557	1800	25-08-426-019-0000	19,078	1848	25-08-427-040-0000	24,681
1753	25-08-425-009-0000	25,960	1801	25-08-426-020-0000	15,666	1849	25-08-427-041-0000	23,864
1754	25-08-425-010-0000	2,545	1802	25-08-426-021-0000	26,763	1850	25-08-427-042-0000	24,574
1755	25-08-425-011-0000	7,802	1803	25-08-426-024-0000	-	1851	25-08-427-043-0000	26,106
1756	25-08-425-012-0000	13,865	1804	25-08-426-025-0000	25,489	1852	25-08-427-045-0000	645
1757	25-08-425-013-0000	15,689	1805	25-08-426-026-0000	2,247	1853	25-08-427-046-0000	25,570
1758	25-08-425-014-0000	22,784	1806	25-08-426-027-0000	7,185	1854	25-08-427-047-0000	24,891
1759	25-08-425-015-0000	26,117	1807	25-08-426-028-0000	18,609	1855	25-08-427-048-0000	3,462
1760	25-08-425-016-0000	26,305	1808	25-08-426-029-0000	-	1856	25-08-427-049-0000	19,634
1761	25-08-425-017-0000	18,472	1809	25-08-426-030-0000	-	1857	25-08-427-050-0000	5,078
1762	25-08-425-019-0000	26,785	1810	25-08-426-031-0000	-	1858	25-08-428-001-0000	25,688
1763	25-08-425-020-0000	25,082	1811	25-08-426-032-0000	-	1859	25-08-428-002-0000	-
1764	25-08-425-021-0000	25,643	1812	25-08-426-033-0000	-	1860	25-08-428-005-0000	5,134
1765	25-08-425-022-0000	28,914	1813	25-08-426-034-0000	-	1861	25-08-428-006-0000	26,429
1766	25-08-425-023-0000	5,092	1814	25-08-426-038-0000	21,309	1862	25-08-428-009-0000	27,860
1767	25-08-425-024-0000	22,986	1815	25-08-426-040-0000	34,391	1863	25-08-428-010-0000	5,134
1768	25-08-425-025-0000	5,092	1816	25-08-426-043-0000	19,953	1864	25-08-428-011-0000	22,178
1769	25-08-425-026-0000	14,965	1817	25-08-426-044-0000	27,778	1865	25-08-428-012-0000	22,627
1770	25-08-425-027-0000	8,069	1818	25-08-426-045-0000	24,950	1866	25-08-428-013-0000	26,569

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
1867	25-08-428-014-0000	24,038	1915	25-08-429-022-0000	26,777	1963	25-08-430-030-0000	-
1868	25-08-428-015-0000	27,054	1916	25-08-429-023-0000	28,724	1964	25-08-430-040-0000	651,690
1869	25-08-428-016-0000	23,079	1917	25-08-429-024-0000	28,390	1965	25-08-431-001-0000	22,579
1870	25-08-428-017-0000	23,012	1918	25-08-429-025-0000	5,134	1966	25-08-431-002-0000	23,306
1871	25-08-428-018-0000	23,362	1919	25-08-429-026-0000	9,749	1967	25-08-431-003-0000	20,556
1872	25-08-428-023-0000	24,176	1920	25-08-429-027-0000	9,749	1968	25-08-431-004-0000	23,211
1873	25-08-428-024-0000	-	1921	25-08-429-028-0000	-	1969	25-08-431-005-0000	23,003
1874	25-08-428-025-0000	24,426	1922	25-08-429-029-0000	-	1970	25-08-431-006-0000	7,619
1875	25-08-428-026-0000	12,248	1923	25-08-429-030-0000	-	1971	25-08-431-007-0000	-
1876	25-08-428-027-0000	24,426	1924	25-08-429-031-0000	-	1972	25-08-431-008-0000	27,363
1877	25-08-428-028-0000	24,757	1925	25-08-429-032-0000	-	1973	25-08-431-009-0000	28,794
1878	25-08-428-029-0000	12,797	1926	25-08-429-033-0000	-	1974	25-08-431-010-0000	35,948
1879	25-08-428-030-0000	5,687	1927	25-08-429-039-0000	26,285	1975	25-08-431-011-0000	22,669
1880	25-08-428-031-0000	18,831	1928	25-08-429-040-0000	17,664	1976	25-08-431-012-0000	-
1881	25-08-428-032-0000	5,092	1929	25-08-429-043-0000	25,413	1977	25-08-431-013-0000	26,381
1882	25-08-428-033-0000	-	1930	25-08-429-044-0000	17,036	1978	25-08-431-019-0000	35,348
1883	25-08-428-034-0000	-	1931	25-08-429-045-0000	133,634	1979	25-08-431-020-0000	34,615
1884	25-08-428-035-0000	-	1932	25-08-429-046-0000	18,941	1980	25-08-431-021-0000	34,615
1885	25-08-428-036-0000	-	1933	25-08-429-047-0000	9,255	1981	25-08-431-022-0000	35,348
1886	25-08-428-037-0000	-	1934	25-08-430-001-0000	25,107	1982	25-08-431-023-0000	89,431
1887	25-08-428-038-0000	-	1935	25-08-430-002-0000	20,719	1983	25-08-431-024-0000	89,431
1888	25-08-428-039-0000	-	1936	25-08-430-003-0000	22,420	1984	25-08-431-025-0000	16,413
1889	25-08-428-040-0000	-	1937	25-08-430-004-0000	3,439	1985	25-08-431-026-0000	33,923
1890	25-08-428-041-0000	76,310	1938	25-08-430-005-0000	11,326	1986	25-08-431-027-0000	42,682
1891	25-08-428-042-0000	31,919	1939	25-08-430-006-0000	25,865	1987	25-08-431-028-0000	16,612
1892	25-08-428-043-0000	23,258	1940	25-08-430-007-0000	25,388	1988	25-08-431-029-0000	16,612
1893	25-08-428-044-0000	23,163	1941	25-08-430-008-0000	-	1989	25-08-431-030-0000	37,808
1894	25-08-428-045-0000	28,732	1942	25-08-430-009-0000	19,527	1990	25-08-431-031-0000	23,385
1895	25-08-428-046-0000	18,940	1943	25-08-430-010-0000	-	1991	25-08-431-032-0000	46,132
1896	25-08-428-047-0000	1,429	1944	25-08-430-011-0000	15,719	1992	25-08-431-033-0000	46,132
1897	25-08-429-001-0000	21,670	1945	25-08-430-012-0000	24,504	1993	25-08-431-034-0000	51,542
1898	25-08-429-002-0000	1,123	1946	25-08-430-013-0000	881	1994	25-08-431-035-0000	45,409
1899	25-08-429-003-0000	21,028	1947	25-08-430-014-0000	25,152	1995	25-08-431-037-0000	183,455
1900	25-08-429-004-0000	5,134	1948	25-08-430-015-0000	26,227	1996	25-08-431-038-0000	14,738
1901	25-08-429-005-0000	20,787	1949	25-08-430-016-0000	-	1997	25-08-431-039-0000	23,884
1902	25-08-429-006-0000	20,450	1950	25-08-430-017-0000	32,062	1998	25-08-431-040-0000	206,910
1903	25-08-429-007-0000	-	1951	25-08-430-018-0000	20,691	1999	25-08-500-001-0000	-
1904	25-08-429-008-0000	20,287	1952	25-08-430-019-0000	20,719	2000	25-09-116-001-0000	17,473
1905	25-08-429-009-0000	20,234	1953	25-08-430-020-0000	25,135	2001	25-09-116-002-0000	18,082
1906	25-08-429-010-0000	20,919	1954	25-08-430-021-0000	24,417	2002	25-09-116-003-0000	60,570
1907	25-08-429-011-0000	27,531	1955	25-08-430-022-0000	16,227	2003	25-09-116-004-0000	60,570
1908	25-08-429-012-0000	23,460	1956	25-08-430-023-0000	24,737	2004	25-09-116-005-0000	24,369
1909	25-08-429-013-0000	-	1957	25-08-430-024-0000	26,103	2005	25-09-116-006-0000	25,915
1910	25-08-429-014-0000	25,217	1958	25-08-430-025-0000	37,368	2006	25-09-116-007-0000	27,088
1911	25-08-429-015-0000	-	1959	25-08-430-026-0000	20,012	2007	25-09-116-008-0000	21,707
1912	25-08-429-017-0000	5,134	1960	25-08-430-027-0000	23,037	2008	25-09-116-009-0000	26,670
1913	25-08-429-018-0000	3,434	1961	25-08-430-028-0000	26,011	2009	25-09-116-010-0000	21,323
1914	25-08-429-019-0000	24,830	1962	25-08-430-029-0000	24,504	2010	25-09-116-011-0000	5,597

	Added Area PINs	2012 EAV		Added Area PINs	2012 EAV		Added Area PINs	2012 EAV
2011	25-09-116-012-0000	4,545	2059	25-09-117-114-0000	23,696	2107	25-09-118-109-0000	-
2012	25-09-116-013-0000	35,401	2060	25-09-117-115-0000	24,092	2108	25-09-119-001-0000	7,539
2013	25-09-116-014-0000	5,555	2061	25-09-117-116-0000	23,878	2109	25-09-119-002-0000	7,645
2014	25-09-116-015-0000	22,187	2062	25-09-117-117-0000	24,515	2110	25-09-119-003-0000	26,906
2015	25-09-116-016-0000	295	2063	25-09-117-118-0000	-	2111	25-09-119-004-0000	-
2016	25-09-116-021-0000	23,340	2064	25-09-117-119-0000	24,092	2112	25-09-119-005-0000	17,111
2017	25-09-116-022-0000	21,894	2065	25-09-117-120-0000	24,369	2113	25-09-119-006-0000	26,822
2018	25-09-116-023-0000	20,879	2066	25-09-117-121-0000	21,275	2114	25-09-119-023-0000	8,206
2019	25-09-116-024-0000	15,767	2067	25-09-117-122-0000	25,144	2115	25-09-119-024-0000	8,100
2020	25-09-116-049-0000	28,833	2068	25-09-117-123-0000	23,357	2116	25-09-119-026-0000	22,650
2021	25-09-116-050-0000	26,942	2069	25-09-117-124-0000	16,620	2117	25-09-119-027-0000	28,132
2022	25-09-116-051-0000	29,195	2070	25-09-117-125-0000	30,999	2118	25-09-119-030-0000	26,737
2023	25-09-116-063-0000	22,742	2071	25-09-117-126-0000	24,058	2119	25-09-119-031-0000	21,659
2024	25-09-116-064-0000	23,087	2072	25-09-118-001-0000	27,837	2120	25-09-119-032-0000	23,794
2025	25-09-116-065-0000	24,549	2073	25-09-118-002-0000	25,621	2121	25-09-119-033-0000	22,753
2026	25-09-116-066-0000	25,057	2074	25-09-118-007-0000	-	2122	25-09-119-034-0000	25,301
2027	25-09-116-067-0000	26,622	2075	25-09-118-008-0000	-	2123	25-09-119-035-0000	26,547
2028	25-09-116-068-0000	24,684	2076	25-09-118-045-0000	22,347	2124	25-09-119-036-0000	22,041
2029	25-09-116-069-0000	24,426	2077	25-09-118-046-0000	17,262	2125	25-09-119-037-0000	26,827
2030	25-09-116-070-0000	21,749	2078	25-09-118-047-0000	26,185	2126	25-09-119-038-0000	27,270
2031	25-09-116-071-0000	25,427	2079	25-09-118-048-0000	21,244	2127	25-09-119-039-0000	24,931
2032	25-09-116-072-0000	-	2080	25-09-118-054-0000	1,052	2128	25-09-119-040-0000	25,531
2033	25-09-116-073-0000	20,057	2081	25-09-118-059-0000	23,640	2129	25-09-119-041-0000	14,064
2034	25-09-116-074-0000	3,603	2082	25-09-118-060-0000	25,051	2130	25-09-119-042-0000	14,064
2035	25-09-116-075-0000	23,842	2083	25-09-118-061-0000	19,920	2131	25-09-119-043-0000	23,727
2036	25-09-116-076-0000	23,842	2084	25-09-118-062-0000	24,992	2132	25-09-119-044-0000	10,583
2037	25-09-116-077-0000	-	2085	25-09-118-063-0000	19,880	2133	25-09-119-045-0000	10,499
2038	25-09-116-079-0000	25,295	2086	25-09-118-064-0000	20,071	2134	25-09-119-046-0000	25,688
2039	25-09-116-080-0000	21,404	2087	25-09-118-089-0000	22,285	2135	25-09-119-047-0000	3,226
2040	25-09-116-081-0000	-	2088	25-09-118-090-0000	177	2136	25-09-119-048-0000	-
2041	25-09-116-082-0000	21,404	2089	25-09-118-091-0000	20,803	2137	25-09-119-049-0000	42,771
2042	25-09-117-097-0000	21,087	2090	25-09-118-092-0000	41,640	2138	25-09-119-050-0000	23,626
2043	25-09-117-098-0000	-	2091	25-09-118-093-0000	-	2139	25-09-119-051-0000	5,841
2044	25-09-117-099-0000	15,997	2092	25-09-118-094-0000	20,414	2140	25-09-119-052-0000	-
2045	25-09-117-100-0000	-	2093	25-09-118-095-0000	23,488	2141	25-09-119-053-0000	-
2046	25-09-117-101-0000	23,626	2094	25-09-118-096-0000	-	2142	25-09-119-054-0000	31,142
2047	25-09-117-102-0000	23,272	2095	25-09-118-097-0000	23,233	2143	25-09-119-055-0000	29,557
2048	25-09-117-103-0000	24,369	2096	25-09-118-098-0000	24,571	2144	25-09-119-056-0000	28,617
2049	25-09-117-104-0000	19,620	2097	25-09-118-099-0000	24,498	2145	25-09-119-057-0000	30,797
2050	25-09-117-105-0000	21,578	2098	25-09-118-100-0000	20,654	2146	25-09-119-059-0000	23,076
2051	25-09-117-106-0000	19,748	2099	25-09-118-101-0000	23,707	2147	25-09-119-060-0000	-
2052	25-09-117-107-0000	24,327	2100	25-09-118-102-0000	-	2148	25-09-119-061-0000	22,532
2053	25-09-117-108-0000	24,748	2101	25-09-118-103-0000	-	2149	25-09-119-062-0000	24,706
2054	25-09-117-109-0000	24,748	2102	25-09-118-104-0000	27,080	2150	25-09-119-064-0000	23,440
2055	25-09-117-110-0000	22,330	2103	25-09-118-105-0000	27,080	2151	25-09-120-063-0000	-
2056	25-09-117-111-0000	-	2104	25-09-118-106-0000	28,199	2152	25-09-124-001-0000	70,589
2057	25-09-117-112-0000	25,018	2105	25-09-118-107-0000	28,645	2153	25-09-124-002-0000	5,499
2058	25-09-117-113-0000	23,424	2106	25-09-118-108-0000	25,281	2154	25-09-124-003-0000	18,570

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
2155	25-09-124-004-0000	18,570	2203	25-09-127-010-0000	-	2251	25-09-301-020-0000	3,945
2156	25-09-124-011-0000	-	2204	25-09-127-044-0000	-	2252	25-09-301-021-0000	9,303
2157	25-09-124-025-0000	4,401	2205	25-09-127-048-0000	-	2253	25-09-301-022-0000	9,303
2158	25-09-124-026-0000	4,426	2206	25-09-127-049-0000	-	2254	25-09-301-025-0000	1,243
2159	25-09-124-031-0000	23,629	2207	25-09-128-011-0000	-	2255	25-09-301-026-0000	14,367
2160	25-09-124-032-0000	-	2208	25-09-128-012-0000	-	2256	25-09-301-030-0000	23,906
2161	25-09-124-033-0000	25,811	2209	25-09-300-007-0000	25,307	2257	25-09-301-031-0000	7,334
2162	25-09-124-051-0000	-	2210	25-09-300-011-0000	39,904	2258	25-09-301-032-0000	23,598
2163	25-09-124-052-0000	-	2211	25-09-300-021-0000	19,723	2259	25-09-301-036-0000	23,334
2164	25-09-124-053-0000	-	2212	25-09-300-022-0000	68,131	2260	25-09-301-037-0000	24,375
2165	25-09-124-054-0000	-	2213	25-09-300-023-0000	113,787	2261	25-09-301-042-0000	17,470
2166	25-09-124-055-0000	-	2214	25-09-300-024-0000	114,261	2262	25-09-301-043-0000	-
2167	25-09-124-056-0000	425,214	2215	25-09-300-025-0000	-	2263	25-09-301-044-0000	21,684
2168	25-09-125-050-0000	26,819	2216	25-09-300-026-0000	14,931	2264	25-09-301-045-0000	-
2169	25-09-125-051-0000	25,486	2217	25-09-300-027-0000	6,705	2265	25-09-301-046-0000	-
2170	25-09-125-052-0000	24,075	2218	25-09-300-028-0000	6,705	2266	25-09-301-052-0000	23,382
2171	25-09-125-065-0000	22,638	2219	25-09-300-034-0000	31,386	2267	25-09-301-054-0000	905
2172	25-09-125-071-0000	24,661	2220	25-09-300-035-0000	20,021	2268	25-09-301-055-0000	-
2173	25-09-125-072-0000	23,034	2221	25-09-300-036-0000	10,145	2269	25-09-301-056-0000	21,917
2174	25-09-125-073-0000	-	2222	25-09-300-037-0000	10,145	2270	25-09-301-057-0000	24,964
2175	25-09-125-082-0000	27,944	2223	25-09-300-038-0000	17,959	2271	25-09-301-058-0000	24,644
2176	25-09-125-083-0000	24,061	2224	25-09-300-039-0000	4,416	2272	25-09-301-061-0000	24,964
2177	25-09-125-084-0000	22,950	2225	25-09-300-040-0000	4,416	2273	25-09-301-062-0000	20,736
2178	25-09-125-085-0000	29,310	2226	25-09-300-041-0000	10,184	2274	25-09-301-065-0000	23,236
2179	25-09-125-086-0000	-	2227	25-09-300-042-0000	10,184	2275	25-09-301-066-0000	23,660
2180	25-09-125-087-0000	27,972	2228	25-09-300-043-0000	7,901	2276	25-09-301-067-0000	8,101
2181	25-09-125-088-0000	29,950	2229	25-09-300-044-0000	7,901	2277	25-09-301-068-0000	24,296
2182	25-09-125-089-0000	21,788	2230	25-09-300-045-0000	6,254	2278	25-09-301-069-0000	24,235
2183	25-09-125-090-0000	26,659	2231	25-09-300-046-0000	6,254	2279	25-09-301-070-0000	21,314
2184	25-09-126-009-0000	-	2232	25-09-300-049-0000	23,738	2280	25-09-302-001-0000	8,863
2185	25-09-126-010-0000	22,405	2233	25-09-300-050-0000	-	2281	25-09-302-002-0000	8,801
2186	25-09-126-024-0000	-	2234	25-09-300-051-0000	25,710	2282	25-09-302-003-0000	13,739
2187	25-09-126-025-0000	29,150	2235	25-09-300-052-0000	346,079	2283	25-09-302-004-0000	-
2188	25-09-126-026-0000	26,521	2236	25-09-300-053-0000	78,133	2284	25-09-302-005-0000	23,511
2189	25-09-126-027-0000	24,285	2237	25-09-300-054-0000	69,352	2285	25-09-302-006-0000	22,464
2190	25-09-126-028-0000	20,543	2238	25-09-300-055-0000	117,978	2286	25-09-302-007-0000	21,943
2191	25-09-126-029-0000	26,171	2239	25-09-300-056-0000	64,930	2287	25-09-302-010-0000	24,470
2192	25-09-126-030-0000	-	2240	25-09-300-057-0000	88,334	2288	25-09-302-011-0000	8,018
2193	25-09-126-031-0000	27,436	2241	25-09-300-058-0000	27,713	2289	25-09-302-012-0000	8,018
2194	25-09-126-032-0000	27,436	2242	25-09-301-008-0000	18,974	2290	25-09-302-013-0000	14,443
2195	25-09-126-033-0000	22,644	2243	25-09-301-009-0000	2,452	2291	25-09-302-014-0000	31,916
2196	25-09-126-047-0000	20,001	2244	25-09-301-010-0000	6,893	2292	25-09-302-015-0000	18,853
2197	25-09-126-048-0000	23,359	2245	25-09-301-011-0000	6,893	2293	25-09-302-016-0000	15,708
2198	25-09-126-049-0000	17,666	2246	25-09-301-012-0000	18,828	2294	25-09-302-017-0000	22,540
2199	25-09-126-051-0000	-	2247	25-09-301-013-0000	16,592	2295	25-09-302-018-0000	23,640
2200	25-09-126-052-0000	25,988	2248	25-09-301-017-0000	7,003	2296	25-09-302-019-0000	-
2201	25-09-126-053-0000	23,772	2249	25-09-301-018-0000	7,003	2297	25-09-302-020-0000	27,436
2202	25-09-126-054-0000	25,472	2250	25-09-301-019-0000	17,557	2298	25-09-302-021-0000	24,383

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
2299	25-09-302-022-0000	25,430	2347	25-09-308-026-0000	35,780	2395	25-09-309-091-0000	-
2300	25-09-302-023-0000	9,348	2348	25-09-308-027-0000	23,564	2396	25-09-309-092-0000	23,278
2301	25-09-302-024-0000	9,410	2349	25-09-308-034-0000	25,792	2397	25-09-310-001-0000	-
2302	25-09-302-025-0000	-	2350	25-09-308-035-0000	16,160	2398	25-09-310-002-0000	3,818
2303	25-09-302-026-0000	21,039	2351	25-09-308-036-0000	21,149	2399	25-09-310-003-0000	3,788
2304	25-09-302-027-0000	19,580	2352	25-09-308-037-0000	21,160	2400	25-09-310-004-0000	22,055
2305	25-09-302-028-0000	16,738	2353	25-09-308-038-0000	27,004	2401	25-09-310-005-0000	1,970
2306	25-09-302-029-0000	3,945	2354	25-09-308-039-0000	20,551	2402	25-09-310-006-0000	15,728
2307	25-09-302-030-0000	18,155	2355	25-09-308-040-0000	22,298	2403	25-09-310-007-0000	26,552
2308	25-09-302-031-0000	2,247	2356	25-09-308-041-0000	-	2404	25-09-310-010-0000	17,953
2309	25-09-302-032-0000	19,058	2357	25-09-308-042-0000	-	2405	25-09-310-011-0000	21,522
2310	25-09-302-033-0000	23,727	2358	25-09-308-043-0000	17,905	2406	25-09-310-012-0000	19,493
2311	25-09-302-034-0000	18,113	2359	25-09-308-045-0000	26,143	2407	25-09-310-013-0000	24,745
2312	25-09-302-035-0000	29,131	2360	25-09-308-046-0000	24,005	2408	25-09-310-014-0000	21,676
2313	25-09-302-037-0000	23,606	2361	25-09-308-047-0000	22,992	2409	25-09-310-015-0000	28,466
2314	25-09-302-041-0000	14,415	2362	25-09-308-048-0000	9,918	2410	25-09-310-016-0000	20,262
2315	25-09-302-042-0000	3,945	2363	25-09-309-025-0000	4,901	2411	25-09-310-018-0000	20,495
2316	25-09-302-043-0000	27,531	2364	25-09-309-026-0000	29,591	2412	25-09-310-019-0000	18,514
2317	25-09-302-044-0000	21,799	2365	25-09-309-033-0000	727	2413	25-09-310-020-0000	69,150
2318	25-09-302-045-0000	-	2366	25-09-309-034-0000	24,400	2414	25-09-310-021-0000	69,189
2319	25-09-302-046-0000	23,241	2367	25-09-309-035-0000	28,146	2415	25-09-316-001-0000	16,474
2320	25-09-302-047-0000	18,660	2368	25-09-309-064-0000	20,253	2416	25-09-316-002-0000	16,006
2321	25-09-302-048-0000	26,420	2369	25-09-309-065-0000	22,762	2417	25-09-316-003-0000	17,123
2322	25-09-308-001-0000	20,666	2370	25-09-309-066-0000	-	2418	25-09-316-004-0000	16,727
2323	25-09-308-002-0000	18,206	2371	25-09-309-067-0000	21,785	2419	25-09-316-005-0000	17,431
2324	25-09-308-003-0000	25,239	2372	25-09-309-068-0000	-	2420	25-09-316-006-0000	16,727
2325	25-09-308-004-0000	44,747	2373	25-09-309-069-0000	20,313	2421	25-09-316-007-0000	18,643
2326	25-09-308-005-0000	31,849	2374	25-09-309-070-0000	22,860	2422	25-09-316-008-0000	16,727
2327	25-09-308-006-0000	19,353	2375	25-09-309-071-0000	-	2423	25-09-316-009-0000	263,317
2328	25-09-308-007-0000	-	2376	25-09-309-072-0000	24,347	2424	25-09-316-010-0000	263,317
2329	25-09-308-008-0000	-	2377	25-09-309-073-0000	16,769	2425	25-09-316-011-0000	263,317
2330	25-09-308-009-0000	-	2378	25-09-309-074-0000	20,287	2426	25-09-316-012-0000	109,197
2331	25-09-308-010-0000	-	2379	25-09-309-075-0000	19,855	2427	25-09-316-013-0000	35,513
2332	25-09-308-011-0000	-	2380	25-09-309-076-0000	-	2428	25-09-316-014-0000	35,513
2333	25-09-308-012-0000	-	2381	25-09-309-077-0000	19,799	2429	25-09-316-015-0000	35,513
2334	25-09-308-013-0000	-	2382	25-09-309-078-0000	-	2430	25-09-316-016-0000	35,513
2335	25-09-308-014-0000	-	2383	25-09-309-079-0000	3,268	2431	25-09-316-017-0000	35,513
2336	25-09-308-015-0000	-	2384	25-09-309-080-0000	21,252	2432	25-09-316-018-0000	35,513
2337	25-09-308-016-0000	-	2385	25-09-309-081-0000	24,956	2433	25-09-316-019-0000	35,513
2338	25-09-308-017-0000	20,133	2386	25-09-309-082-0000	26,875	2434	25-09-316-020-0000	-
2339	25-09-308-018-0000	6,248	2387	25-09-309-083-0000	25,775	2435	25-09-316-021-0000	-
2340	25-09-308-019-0000	6,248	2388	25-09-309-084-0000	24,462	2436	25-09-316-022-0000	-
2341	25-09-308-020-0000	6,248	2389	25-09-309-085-0000	24,254	2437	25-09-316-025-0000	17,911
2342	25-09-308-021-0000	6,248	2390	25-09-309-086-0000	24,908	2438	25-09-316-026-0000	18,334
2343	25-09-308-022-0000	6,248	2391	25-09-309-087-0000	23,848	2439	25-09-316-027-0000	20,038
2344	25-09-308-023-0000	5,998	2392	25-09-309-088-0000	29,529	2440	25-09-316-028-0000	22,852
2345	25-09-308-024-0000	6,186	2393	25-09-309-089-0000	16,240	2441	25-09-316-029-0000	18,699
2346	25-09-308-025-0000	8,540	2394	25-09-309-090-0000	28,028	2442	25-09-316-030-0000	4,592

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
2443	25-09-316-031-0000	5,192	2491	25-09-317-034-0000	22,720	2539	25-09-324-009-0000	6,268
2444	25-09-316-032-0000	24,184	2492	25-09-317-035-0000	28,227	2540	25-09-324-010-0000	6,259
2445	25-09-316-033-0000	23,511	2493	25-09-317-036-0000	19,855	2541	25-09-324-011-0000	22,854
2446	25-09-316-034-0000	-	2494	25-09-317-037-0000	21,025	2542	25-09-324-012-0000	6,248
2447	25-09-316-035-0000	23,626	2495	25-09-317-038-0000	3,945	2543	25-09-324-013-0000	6,248
2448	25-09-316-036-0000	17,546	2496	25-09-317-039-0000	24,496	2544	25-09-324-014-0000	6,248
2449	25-09-316-037-0000	20,363	2497	25-09-317-040-0000	3,849	2545	25-09-324-015-0000	6,248
2450	25-09-316-038-0000	23,954	2498	25-09-318-005-0000	20,091	2546	25-09-324-016-0000	16,710
2451	25-09-316-039-0000	25,576	2499	25-09-318-006-0000	-	2547	25-09-324-017-0000	21,892
2452	25-09-316-040-0000	22,641	2500	25-09-318-007-0000	12,804	2548	25-09-324-018-0000	18,601
2453	25-09-316-041-0000	21,345	2501	25-09-318-008-0000	20,200	2549	25-09-324-019-0000	23,393
2454	25-09-316-042-0000	18,660	2502	25-09-318-009-0000	24,114	2550	25-09-324-020-0000	23,531
2455	25-09-316-043-0000	-	2503	25-09-318-010-0000	17,894	2551	25-09-324-021-0000	19,653
2456	25-09-316-044-0000	26,418	2504	25-09-318-011-0000	25,938	2552	25-09-324-025-0000	12,614
2457	25-09-316-045-0000	-	2505	25-09-318-012-0000	20,439	2553	25-09-324-026-0000	22,274
2458	25-09-317-001-0000	6,010	2506	25-09-318-013-0000	19,594	2554	25-09-324-027-0000	25,677
2459	25-09-317-002-0000	21,724	2507	25-09-318-014-0000	18,110	2555	25-09-324-030-0000	23,598
2460	25-09-317-003-0000	21,031	2508	25-09-318-015-0000	18,828	2556	25-09-324-031-0000	105,962
2461	25-09-317-004-0000	-	2509	25-09-318-016-0000	19,140	2557	25-09-324-032-0000	82,673
2462	25-09-317-005-0000	18,828	2510	25-09-318-017-0000	20,893	2558	25-09-324-033-0000	162,758
2463	25-09-317-006-0000	21,856	2511	25-09-318-018-0000	21,258	2559	25-09-324-035-0000	36,734
2464	25-09-317-007-0000	18,042	2512	25-09-318-019-0000	20,217	2560	25-09-324-036-0000	-
2465	25-09-317-008-0000	4,733	2513	25-09-318-020-0000	24,832	2561	25-09-324-037-0000	2,816
2466	25-09-317-009-0000	19,476	2514	25-09-318-021-0000	27,324	2562	25-09-324-038-0000	-
2467	25-09-317-010-0000	16,977	2515	25-09-318-022-0000	26,771	2563	25-09-324-039-0000	12,527
2468	25-09-317-011-0000	19,569	2516	25-09-318-023-0000	-	2564	25-09-324-040-0000	28,468
2469	25-09-317-012-0000	20,565	2517	25-09-318-024-0000	14,460	2565	25-09-324-041-0000	27,436
2470	25-09-317-013-0000	20,512	2518	25-09-318-025-0000	-	2566	25-09-324-042-0000	20,399
2471	25-09-317-014-0000	18,135	2519	25-09-318-026-0000	23,208	2567	25-09-325-005-0000	-
2472	25-09-317-015-0000	20,346	2520	25-09-318-027-0000	24,195	2568	25-09-325-006-0000	22,083
2473	25-09-317-016-0000	23,873	2521	25-09-318-031-0000	11,306	2569	25-09-325-007-0000	19,465
2474	25-09-317-017-0000	21,121	2522	25-09-318-032-0000	22,579	2570	25-09-325-008-0000	12,066
2475	25-09-317-018-0000	26,429	2523	25-09-318-033-0000	19,420	2571	25-09-325-009-0000	7,889
2476	25-09-317-019-0000	24,308	2524	25-09-318-034-0000	30,329	2572	25-09-325-010-0000	17,953
2477	25-09-317-020-0000	16,850	2525	25-09-318-035-0000	26,224	2573	25-09-325-011-0000	5,917
2478	25-09-317-021-0000	14,527	2526	25-09-318-037-0000	19,894	2574	25-09-325-012-0000	14,858
2479	25-09-317-022-0000	18,691	2527	25-09-318-038-0000	19,361	2575	25-09-325-013-0000	5,917
2480	25-09-317-023-0000	-	2528	25-09-318-039-0000	24,585	2576	25-09-325-014-0000	22,509
2481	25-09-317-024-0000	11,634	2529	25-09-318-040-0000	19,033	2577	25-09-325-015-0000	-
2482	25-09-317-025-0000	15,975	2530	25-09-318-041-0000	24,426	2578	25-09-325-016-0000	3,945
2483	25-09-317-026-0000	24,397	2531	25-09-318-042-0000	22,994	2579	25-09-325-018-0000	23,312
2484	25-09-317-027-0000	30,449	2532	25-09-318-043-0000	6,313	2580	25-09-325-019-0000	18,405
2485	25-09-317-028-0000	4,733	2533	25-09-324-001-0000	6,192	2581	25-09-325-022-0000	31,100
2486	25-09-317-029-0000	19,757	2534	25-09-324-002-0000	6,018	2582	25-09-325-023-0000	3,945
2487	25-09-317-030-0000	-	2535	25-09-324-005-0000	6,268	2583	25-09-325-024-0000	19,375
2488	25-09-317-031-0000	27,433	2536	25-09-324-006-0000	6,268	2584	25-09-325-025-0000	27,966
2489	25-09-317-032-0000	25,806	2537	25-09-324-007-0000	6,265	2585	25-09-325-026-0000	15,916
2490	25-09-317-033-0000	4,469	2538	25-09-324-008-0000	6,265	2586	25-09-325-027-0000	28,735

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
2587	25-09-325-030-0000	2,508	2635	25-09-327-017-0000	25,023	2683	25-09-328-029-0000	5,917
2588	25-09-325-031-0000	-	2636	25-09-327-018-0000	18,062	2684	25-09-328-030-0000	-
2589	25-09-325-033-0000	23,317	2637	25-09-327-019-0000	24,336	2685	25-09-329-001-0000	-
2590	25-09-325-034-0000	18,761	2638	25-09-327-020-0000	25,433	2686	25-09-329-002-0000	20,113
2591	25-09-325-035-0000	25,786	2639	25-09-327-021-0000	26,311	2687	25-09-329-003-0000	21,755
2592	25-09-325-036-0000	27,419	2640	25-09-327-022-0000	34,938	2688	25-09-329-004-0000	26,981
2593	25-09-325-037-0000	-	2641	25-09-327-024-0000	26,824	2689	25-09-329-005-0000	19,221
2594	25-09-325-038-0000	25,399	2642	25-09-327-025-0000	26,333	2690	25-09-329-006-0000	20,593
2595	25-09-325-039-0000	25,786	2643	25-09-327-026-0000	7,999	2691	25-09-329-007-0000	25,312
2596	25-09-325-040-0000	20,604	2644	25-09-327-029-0000	26,331	2692	25-09-329-008-0000	4,778
2597	25-09-326-001-0000	23,589	2645	25-09-327-030-0000	18,884	2693	25-09-329-009-0000	23,741
2598	25-09-326-002-0000	3,788	2646	25-09-327-031-0000	18,733	2694	25-09-329-010-0000	-
2599	25-09-326-003-0000	32,242	2647	25-09-327-032-0000	17,386	2695	25-09-329-011-0000	7,525
2600	25-09-326-004-0000	6,313	2648	25-09-327-035-0000	15,220	2696	25-09-329-012-0000	33,353
2601	25-09-326-008-0000	-	2649	25-09-327-036-0000	25,663	2697	25-09-329-013-0000	16,693
2602	25-09-326-009-0000	18,242	2650	25-09-327-037-0000	24,498	2698	25-09-329-014-0000	22,189
2603	25-09-326-010-0000	13,068	2651	25-09-327-038-0000	21,199	2699	25-09-329-015-0000	717
2604	25-09-326-011-0000	15,784	2652	25-09-327-039-0000	27,593	2700	25-09-329-016-0000	28,000
2605	25-09-326-012-0000	12,979	2653	25-09-327-040-0000	23,845	2701	25-09-329-017-0000	29,072
2606	25-09-326-013-0000	-	2654	25-09-327-041-0000	26,331	2702	25-09-329-018-0000	26,760
2607	25-09-326-014-0000	47,600	2655	25-09-327-042-0000	-	2703	25-09-329-019-0000	27,644
2608	25-09-326-015-0000	25,419	2656	25-09-327-043-0000	31,524	2704	25-09-329-020-0000	64,175
2609	25-09-326-016-0000	20,750	2657	25-09-328-001-0000	13,901	2705	25-09-329-021-0000	60,219
2610	25-09-326-017-0000	19,676	2658	25-09-328-002-0000	21,738	2706	25-09-329-022-0000	27,217
2611	25-09-326-018-0000	-	2659	25-09-328-003-0000	28,261	2707	25-09-329-025-0000	-
2612	25-09-326-019-0000	16,542	2660	25-09-328-004-0000	31,933	2708	25-09-329-026-0000	24,698
2613	25-09-326-020-0000	9,334	2661	25-09-328-005-0000	21,045	2709	25-09-329-027-0000	63,740
2614	25-09-326-021-0000	9,334	2662	25-09-328-006-0000	16,772	2710	25-09-330-001-0000	16,769
2615	25-09-326-022-0000	20,470	2663	25-09-328-007-0000	18,941	2711	25-09-330-002-0000	18,595
2616	25-09-326-023-0000	25,163	2664	25-09-328-008-0000	18,354	2712	25-09-330-003-0000	20,691
2617	25-09-326-024-0000	7,769	2665	25-09-328-009-0000	7,915	2713	25-09-330-004-0000	-
2618	25-09-326-025-0000	7,769	2666	25-09-328-010-0000	-	2714	25-09-330-005-0000	18,671
2619	25-09-326-026-0000	25,573	2667	25-09-328-011-0000	-	2715	25-09-330-006-0000	-
2620	25-09-326-027-0000	28,600	2668	25-09-328-012-0000	3,945	2716	25-09-330-007-0000	16,589
2621	25-09-326-028-0000	28,409	2669	25-09-328-015-0000	27,621	2717	25-09-330-008-0000	14,968
2622	25-09-326-029-0000	3,998	2670	25-09-328-016-0000	27,366	2718	25-09-330-009-0000	19,039
2623	25-09-326-030-0000	25,276	2671	25-09-328-017-0000	17,008	2719	25-09-330-010-0000	-
2624	25-09-326-031-0000	26,858	2672	25-09-328-018-0000	21,687	2720	25-09-330-011-0000	-
2625	25-09-326-032-0000	-	2673	25-09-328-019-0000	29,922	2721	25-09-330-012-0000	20,293
2626	25-09-326-034-0000	28,923	2674	25-09-328-020-0000	29,024	2722	25-09-330-013-0000	32,716
2627	25-09-326-035-0000	11,988	2675	25-09-328-021-0000	62,293	2723	25-09-330-014-0000	7,586
2628	25-09-326-036-0000	-	2676	25-09-328-022-0000	212,308	2724	25-09-330-015-0000	27,408
2629	25-09-327-004-0000	27,579	2677	25-09-328-023-0000	6,719	2725	25-09-330-016-0000	20,781
2630	25-09-327-012-0000	20,310	2678	25-09-328-024-0000	7,533	2726	25-09-330-017-0000	31,052
2631	25-09-327-013-0000	7,575	2679	25-09-328-025-0000	-	2727	25-09-330-018-0000	3,790
2632	25-09-327-014-0000	7,889	2680	25-09-328-026-0000	-	2728	25-09-330-019-0000	14,912
2633	25-09-327-015-0000	23,236	2681	25-09-328-027-0000	44,292	2729	25-09-330-020-0000	5,785
2634	25-09-327-016-0000	-	2682	25-09-328-028-0000	23,149	2730	25-09-330-021-0000	17,033

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
2731	25-09-330-022-0000	23,814	2779	25-09-424-016-0000	15,133	2827	25-09-425-001-0000	-
2732	25-09-330-023-0000	-	2780	25-09-424-017-0000	3,945	2828	25-09-425-002-0000	17,022
2733	25-09-330-024-0000	5,785	2781	25-09-424-018-0000	11,200	2829	25-09-425-003-0000	20,885
2734	25-09-330-025-0000	15,672	2782	25-09-424-019-0000	3,945	2830	25-09-425-004-0000	-
2735	25-09-331-001-0000	7,572	2783	25-09-424-020-0000	3,945	2831	25-09-425-005-0000	-
2736	25-09-331-004-0000	-	2784	25-09-424-021-0000	17,403	2832	25-09-425-006-0000	-
2737	25-09-331-005-0000	-	2785	25-09-424-022-0000	12,990	2833	25-09-425-007-0000	21,819
2738	25-09-331-008-0000	26,864	2786	25-09-424-023-0000	10,636	2834	25-09-425-008-0000	-
2739	25-09-331-009-0000	3,855	2787	25-09-424-024-0000	14,471	2835	25-09-425-009-0000	14,362
2740	25-09-331-010-0000	16,539	2788	25-09-424-025-0000	26,106	2836	25-09-425-010-0000	19,367
2741	25-09-331-011-0000	19,774	2789	25-09-424-026-0000	3,945	2837	25-09-425-011-0000	85
2742	25-09-331-012-0000	4,351	2790	25-09-424-027-0000	7,550	2838	25-09-425-012-0000	18,943
2743	25-09-331-013-0000	16,051	2791	25-09-424-028-0000	3,945	2839	25-09-425-013-0000	12,625
2744	25-09-331-014-0000	-	2792	25-09-424-029-0000	30,051	2840	25-09-425-014-0000	12,970
2745	25-09-331-015-0000	-	2793	25-09-424-030-0000	16,514	2841	25-09-425-015-0000	8,029
2746	25-09-331-016-0000	-	2794	25-09-424-034-0000	6,672	2842	25-09-425-016-0000	15,246
2747	25-09-331-017-0000	-	2795	25-09-424-035-0000	6,040	2843	25-09-425-017-0000	16,127
2748	25-09-331-021-0000	-	2796	25-09-424-036-0000	17,759	2844	25-09-425-018-0000	16,393
2749	25-09-331-022-0000	-	2797	25-09-424-037-0000	17,585	2845	25-09-425-019-0000	13,355
2750	25-09-331-023-0000	-	2798	25-09-424-038-0000	20,265	2846	25-09-425-020-0000	11,918
2751	25-09-331-024-0000	-	2799	25-09-424-039-0000	15,288	2847	25-09-425-021-0000	-
2752	25-09-331-025-0000	-	2800	25-09-424-041-0000	-	2848	25-09-425-022-0000	14,286
2753	25-09-331-026-0000	-	2801	25-09-424-042-0000	14,216	2849	25-09-425-023-0000	11,149
2754	25-09-331-027-0000	6,085	2802	25-09-424-043-0000	13,795	2850	25-09-425-024-0000	17,759
2755	25-09-331-028-0000	26,701	2803	25-09-424-044-0000	12,788	2851	25-09-425-025-0000	11,262
2756	25-09-331-029-0000	6,941	2804	25-09-424-045-0000	-	2852	25-09-425-026-0000	-
2757	25-09-331-030-0000	6,941	2805	25-09-424-046-0000	17,341	2853	25-09-425-027-0000	9,642
2758	25-09-331-031-0000	6,941	2806	25-09-424-050-0000	13,957	2854	25-09-425-028-0000	-
2759	25-09-331-032-0000	18,191	2807	25-09-424-051-0000	-	2855	25-09-425-029-0000	5,448
2760	25-09-331-033-0000	29,072	2808	25-09-424-052-0000	3,914	2856	25-09-425-030-0000	38,055
2761	25-09-331-034-0000	-	2809	25-09-424-053-0000	13,363	2857	25-09-425-031-0000	17,341
2762	25-09-331-035-0000	6,189	2810	25-09-424-054-0000	9,110	2858	25-09-425-032-0000	7,233
2763	25-09-331-036-0000	26,246	2811	25-09-424-057-0000	11,357	2859	25-09-425-033-0000	6,363
2764	25-09-424-001-0000	17,524	2812	25-09-424-058-0000	14,443	2860	25-09-425-034-0000	8,636
2765	25-09-424-002-0000	14,345	2813	25-09-424-060-0000	67,382	2861	25-09-426-001-0000	15,436
2766	25-09-424-003-0000	19,937	2814	25-09-424-061-0000	256,510	2862	25-09-426-002-0000	12,257
2767	25-09-424-004-0000	18,537	2815	25-09-424-062-0000	15,512	2863	25-09-426-003-0000	-
2768	25-09-424-005-0000	-	2816	25-09-424-063-0000	10,614	2864	25-09-426-004-0000	13,590
2769	25-09-424-006-0000	20,329	2817	25-09-424-064-0000	10,785	2865	25-09-426-005-0000	14,045
2770	25-09-424-007-0000	17,019	2818	25-09-424-065-0000	16,331	2866	25-09-426-006-0000	10,894
2771	25-09-424-008-0000	17,513	2819	25-09-424-066-0000	-	2867	25-09-426-007-0000	10,378
2772	25-09-424-009-0000	14,014	2820	25-09-424-067-0000	14,286	2868	25-09-426-008-0000	8,762
2773	25-09-424-010-0000	-	2821	25-09-424-068-0000	19,499	2869	25-09-426-009-0000	8,220
2774	25-09-424-011-0000	18,183	2822	25-09-424-069-0000	-	2870	25-09-426-010-0000	14,137
2775	25-09-424-012-0000	-	2823	25-09-424-070-0000	12,474	2871	25-09-426-011-0000	16,343
2776	25-09-424-013-0000	15,088	2824	25-09-424-071-0000	14,020	2872	25-09-426-012-0000	17,816
2777	25-09-424-014-0000	18,713	2825	25-09-424-072-0000	16,696	2873	25-09-426-013-0000	13,346
2778	25-09-424-015-0000	-	2826	25-09-424-073-0000	12,951	2874	25-09-426-014-0000	22,128

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
2875	25-09-426-015-0000	16,500	2923	25-16-101-017-0000	10,515	2971	25-16-102-026-0000	19,465
2876	25-09-426-016-0000	14,449	2924	25-16-101-018-0000	21,359	2972	25-16-102-027-0000	-
2877	25-09-426-017-0000	16,651	2925	25-16-101-019-0000	18,191	2973	25-16-102-028-0000	3,976
2878	25-09-426-018-0000	-	2926	25-16-101-020-0000	24,692	2974	25-16-102-029-0000	4,438
2879	25-09-426-019-0000	-	2927	25-16-101-021-0000	24,661	2975	25-16-102-030-0000	13,949
2880	25-09-426-020-0000	16,500	2928	25-16-101-022-0000	27,571	2976	25-16-102-033-0000	19,894
2881	25-09-426-021-0000	4,890	2929	25-16-101-023-0000	4,220	2977	25-16-102-034-0000	4,573
2882	25-09-426-022-0000	-	2930	25-16-101-024-0000	15,066	2978	25-16-102-035-0000	24,832
2883	25-09-426-023-0000	16,031	2931	25-16-101-025-0000	17,686	2979	25-16-102-036-0000	4,447
2884	25-09-426-024-0000	10,109	2932	25-16-101-026-0000	20,613	2980	25-16-102-040-0000	8,905
2885	25-09-426-025-0000	14,286	2933	25-16-101-027-0000	20,613	2981	25-16-102-041-0000	24,358
2886	25-09-426-026-0000	11,694	2934	25-16-101-028-0000	-	2982	25-16-102-042-0000	17,527
2887	25-09-426-027-0000	7,808	2935	25-16-101-034-0000	19,914	2983	25-16-102-043-0000	28,062
2888	25-09-426-033-0000	159,827	2936	25-16-101-035-0000	23,693	2984	25-16-102-044-0000	7,415
2889	25-09-426-034-0000	178,826	2937	25-16-101-036-0000	24,670	2985	25-16-102-045-0000	20,366
2890	25-09-426-035-0000	132,475	2938	25-16-101-037-0000	3,945	2986	25-16-103-005-0000	2,079
2891	25-09-426-036-0000	83,924	2939	25-16-101-038-0000	16,174	2987	25-16-103-006-0000	780
2892	25-09-426-037-0000	143,605	2940	25-16-101-039-0000	7,295	2988	25-16-103-007-0000	7,522
2893	25-16-100-006-0000	107,289	2941	25-16-101-040-0000	7,295	2989	25-16-103-008-0000	17,574
2894	25-16-100-007-0000	107,174	2942	25-16-101-041-0000	20,702	2990	25-16-103-009-0000	15,779
2895	25-16-100-008-0000	107,174	2943	25-16-101-042-0000	15,192	2991	25-16-103-010-0000	10,622
2896	25-16-100-009-0000	94,560	2944	25-16-101-043-0000	18,416	2992	25-16-103-011-0000	10,656
2897	25-16-100-028-0000	10,628	2945	25-16-101-044-0000	24,560	2993	25-16-103-012-0000	2,855
2898	25-16-100-029-0000	3,945	2946	25-16-101-045-0000	106,304	2994	25-16-103-013-0000	25,514
2899	25-16-100-030-0000	21,216	2947	25-16-101-046-0000	19,305	2995	25-16-103-014-0000	18,739
2900	25-16-100-031-0000	3,945	2948	25-16-101-047-0000	-	2996	25-16-103-015-0000	3,976
2901	25-16-100-036-0000	8,487	2949	25-16-102-001-0000	-	2997	25-16-103-016-0000	3,976
2902	25-16-100-044-0000	-	2950	25-16-102-002-0000	-	2998	25-16-103-019-0000	3,976
2903	25-16-100-045-0000	-	2951	25-16-102-003-0000	-	2999	25-16-103-020-0000	3,976
2904	25-16-100-046-0000	18,808	2952	25-16-102-004-0000	-	3000	25-16-103-023-0000	-
2905	25-16-100-048-0000	31,675	2953	25-16-102-005-0000	-	3001	25-16-103-024-0000	-
2906	25-16-100-049-0000	23,149	2954	25-16-102-006-0000	-	3002	25-16-103-025-0000	20,736
2907	25-16-100-052-0000	19,221	2955	25-16-102-007-0000	-	3003	25-16-103-026-0000	4,823
2908	25-16-100-053-0000	3,021	2956	25-16-102-008-0000	-	3004	25-16-103-027-0000	18,256
2909	25-16-100-054-0000	33,636	2957	25-16-102-009-0000	-	3005	25-16-103-028-0000	-
2910	25-16-100-056-0000	250,967	2958	25-16-102-010-0000	-	3006	25-16-103-029-0000	22,319
2911	25-16-100-057-0000	19,855	2959	25-16-102-011-0000	21,612	3007	25-16-103-030-0000	19,614
2912	25-16-100-058-0000	762	2960	25-16-102-012-0000	11,452	3008	25-16-103-031-0000	37,357
2913	25-16-100-059-0000	1,124,981	2961	25-16-102-013-0000	18,231	3009	25-16-103-032-0000	18,509
2914	25-16-101-001-0000	18,371	2962	25-16-102-014-0000	15,198	3010	25-16-103-033-0000	20,865
2915	25-16-101-008-0000	7,881	2963	25-16-102-015-0000	8,944	3011	25-16-103-034-0000	24,661
2916	25-16-101-009-0000	38,549	2964	25-16-102-016-0000	8,944	3012	25-16-103-035-0000	19,314
2917	25-16-101-010-0000	23,348	2965	25-16-102-017-0000	11,483	3013	25-16-103-036-0000	45,852
2918	25-16-101-011-0000	21,721	2966	25-16-102-018-0000	6,646	3014	25-16-103-039-0000	-
2919	25-16-101-012-0000	26,446	2967	25-16-102-022-0000	27,857	3015	25-16-103-041-0000	38,139
2920	25-16-101-013-0000	17,260	2968	25-16-102-023-0000	17,608	3016	25-16-103-042-0000	4,946
2921	25-16-101-014-0000	-	2969	25-16-102-024-0000	4,452	3017	25-16-103-043-0000	27,051
2922	25-16-101-016-0000	10,515	2970	25-16-102-025-0000	14,970	3018	25-16-104-001-0000	44,803

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
3019	25-16-104-002-0000	104,377	3067	25-16-105-013-0000	5,499	3115	25-16-106-031-0000	15,779
3020	25-16-104-003-0000	10,081	3068	25-16-105-014-0000	29,024	3116	25-16-106-032-0000	17,973
3021	25-16-104-004-0000	9,469	3069	25-16-105-015-0000	19,221	3117	25-16-106-033-0000	16,194
3022	25-16-104-005-0000	7,943	3070	25-16-105-017-0000	15,246	3118	25-16-106-034-0000	17,886
3023	25-16-104-006-0000	19,387	3071	25-16-105-018-0000	16,118	3119	25-16-106-035-0000	17,487
3024	25-16-104-007-0000	17,459	3072	25-16-105-019-0000	19,294	3120	25-16-106-036-0000	4,419
3025	25-16-104-008-0000	-	3073	25-16-105-020-0000	13,329	3121	25-16-106-037-0000	23,542
3026	25-16-104-009-0000	-	3074	25-16-105-021-0000	13,068	3122	25-16-106-038-0000	24,232
3027	25-16-104-010-0000	30,766	3075	25-16-105-022-0000	14,828	3123	25-16-106-039-0000	26,928
3028	25-16-104-011-0000	27,587	3076	25-16-105-023-0000	20,226	3124	25-16-106-040-0000	25,466
3029	25-16-104-012-0000	15,058	3077	25-16-105-024-0000	3,914	3125	25-16-107-001-0000	18,102
3030	25-16-104-013-0000	25,820	3078	25-16-105-025-0000	16,517	3126	25-16-107-002-0000	13,941
3031	25-16-104-014-0000	21,238	3079	25-16-105-026-0000	15,897	3127	25-16-107-003-0000	19,176
3032	25-16-104-015-0000	10,081	3080	25-16-105-027-0000	13,554	3128	25-16-107-004-0000	11,157
3033	25-16-104-016-0000	1,808	3081	25-16-105-028-0000	-	3129	25-16-107-005-0000	16,963
3034	25-16-104-017-0000	32,219	3082	25-16-105-029-0000	14,912	3130	25-16-107-006-0000	18,767
3035	25-16-104-018-0000	15,939	3083	25-16-105-030-0000	18,088	3131	25-16-107-007-0000	13,307
3036	25-16-104-019-0000	1,970	3084	25-16-105-032-0000	14,216	3132	25-16-107-008-0000	6,574
3037	25-16-104-020-0000	18,534	3085	25-16-105-033-0000	14,539	3133	25-16-107-009-0000	19,692
3038	25-16-104-021-0000	27,346	3086	25-16-105-034-0000	28,261	3134	25-16-107-010-0000	346,988
3039	25-16-104-022-0000	4,871	3087	25-16-105-035-0000	163,059	3135	25-16-107-016-0000	3,945
3040	25-16-104-023-0000	26,844	3088	25-16-105-036-0000	-	3136	25-16-107-017-0000	13,590
3041	25-16-104-024-0000	16,845	3089	25-16-106-001-0000	4,388	3137	25-16-107-018-0000	17,249
3042	25-16-104-025-0000	13,700	3090	25-16-106-002-0000	16,087	3138	25-16-107-019-0000	2,629
3043	25-16-104-026-0000	20,481	3091	25-16-106-003-0000	27,057	3139	25-16-107-020-0000	17,824
3044	25-16-104-027-0000	5,869	3092	25-16-106-008-0000	20,245	3140	25-16-107-021-0000	23,267
3045	25-16-104-028-0000	5,869	3093	25-16-106-009-0000	26,129	3141	25-16-107-022-0000	30,584
3046	25-16-104-029-0000	16,640	3094	25-16-106-010-0000	14,875	3142	25-16-107-027-0000	26,305
3047	25-16-104-030-0000	16,646	3095	25-16-106-011-0000	-	3143	25-16-107-028-0000	20,267
3048	25-16-104-031-0000	13,783	3096	25-16-106-012-0000	5,917	3144	25-16-107-030-0000	-
3049	25-16-104-032-0000	16,258	3097	25-16-106-013-0000	-	3145	25-16-107-031-0000	-
3050	25-16-104-033-0000	14,847	3098	25-16-106-014-0000	18,593	3146	25-16-107-032-0000	23,651
3051	25-16-104-034-0000	15,313	3099	25-16-106-015-0000	27,767	3147	25-16-107-033-0000	-
3052	25-16-104-035-0000	18,593	3100	25-16-106-016-0000	22,366	3148	25-16-108-001-0000	-
3053	25-16-104-036-0000	15,868	3101	25-16-106-017-0000	1,970	3149	25-16-108-002-0000	-
3054	25-16-104-037-0000	-	3102	25-16-106-018-0000	11,079	3150	25-16-108-003-0000	-
3055	25-16-105-001-0000	5,499	3103	25-16-106-019-0000	12,325	3151	25-16-108-004-0000	-
3056	25-16-105-002-0000	8,694	3104	25-16-106-020-0000	13,021	3152	25-16-108-005-0000	-
3057	25-16-105-003-0000	20,545	3105	25-16-106-021-0000	5,345	3153	25-16-108-006-0000	-
3058	25-16-105-004-0000	19,897	3106	25-16-106-022-0000	17,644	3154	25-16-108-007-0000	-
3059	25-16-105-005-0000	25,166	3107	25-16-106-023-0000	27,399	3155	25-16-108-008-0000	-
3060	25-16-105-006-0000	17,473	3108	25-16-106-024-0000	-	3156	25-16-108-013-0000	2,180
3061	25-16-105-007-0000	19,367	3109	25-16-106-025-0000	17,611	3157	25-16-108-014-0000	7,294
3062	25-16-105-008-0000	17,639	3110	25-16-106-026-0000	15,882	3158	25-16-108-015-0000	35,053
3063	25-16-105-009-0000	29,024	3111	25-16-106-027-0000	17,698	3159	25-16-108-016-0000	35,679
3064	25-16-105-010-0000	29,024	3112	25-16-106-028-0000	18,680	3160	25-16-108-017-0000	30,256
3065	25-16-105-011-0000	5,499	3113	25-16-106-029-0000	19,939	3161	25-16-108-018-0000	28,982
3066	25-16-105-012-0000	20,021	3114	25-16-106-030-0000	20,425	3162	25-16-108-019-0000	2,117

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
3163	25-16-108-020-0000	-	3211	25-16-114-032-0000	17,686	3259	25-16-115-044-0000	-
3164	25-16-108-021-0000	-	3212	25-16-114-033-0000	18,747	3260	25-16-115-045-0000	18,567
3165	25-16-109-001-0000	23,236	3213	25-16-114-034-0000	26,474	3261	25-16-115-046-0000	27,091
3166	25-16-109-002-0000	7,406	3214	25-16-114-035-0000	113,846	3262	25-16-115-047-0000	22,319
3167	25-16-109-003-0000	19,810	3215	25-16-114-037-0000	-	3263	25-16-115-051-0000	-
3168	25-16-109-004-0000	22,414	3216	25-16-114-038-0000	579,699	3264	25-16-116-001-0000	30,424
3169	25-16-109-005-0000	16,814	3217	25-16-114-039-0000	-	3265	25-16-116-002-0000	39,652
3170	25-16-109-006-0000	30,491	3218	25-16-115-002-0000	-	3266	25-16-116-003-0000	22,369
3171	25-16-109-007-0000	22,218	3219	25-16-115-003-0000	-	3267	25-16-116-004-0000	6,364
3172	25-16-109-008-0000	20,540	3220	25-16-115-004-0000	-	3268	25-16-116-005-0000	12,174
3173	25-16-109-009-0000	24,498	3221	25-16-115-005-0000	-	3269	25-16-116-006-0000	28,558
3174	25-16-109-010-0000	27,245	3222	25-16-115-007-0000	20,172	3270	25-16-116-010-0000	22,512
3175	25-16-109-011-0000	21,979	3223	25-16-115-008-0000	20,669	3271	25-16-116-011-0000	21,384
3176	25-16-109-012-0000	27,127	3224	25-16-115-009-0000	20,669	3272	25-16-116-012-0000	18,702
3177	25-16-109-013-0000	33,507	3225	25-16-115-010-0000	21,070	3273	25-16-116-013-0000	24,448
3178	25-16-109-014-0000	33,353	3226	25-16-115-011-0000	711	3274	25-16-116-014-0000	17,055
3179	25-16-109-015-0000	-	3227	25-16-115-012-0000	27,374	3275	25-16-116-015-0000	16,036
3180	25-16-109-016-0000	16,769	3228	25-16-115-013-0000	21,867	3276	25-16-116-016-0000	19,086
3181	25-16-110-004-0000	-	3229	25-16-115-014-0000	22,470	3277	25-16-116-017-0000	20,621
3182	25-16-110-006-0000	-	3230	25-16-115-015-0000	20,764	3278	25-16-116-018-0000	25,185
3183	25-16-110-007-0000	11,046	3231	25-16-115-016-0000	21,668	3279	25-16-116-019-0000	21,227
3184	25-16-110-008-0000	22,366	3232	25-16-115-017-0000	23,811	3280	25-16-116-020-0000	16,965
3185	25-16-110-012-0000	-	3233	25-16-115-018-0000	27,374	3281	25-16-116-021-0000	24,405
3186	25-16-110-013-0000	36,257	3234	25-16-115-019-0000	24,479	3282	25-16-116-022-0000	21,182
3187	25-16-110-014-0000	23,864	3235	25-16-115-020-0000	26,263	3283	25-16-116-023-0000	24,608
3188	25-16-110-015-0000	-	3236	25-16-115-021-0000	22,374	3284	25-16-116-024-0000	30,620
3189	25-16-110-016-0000	-	3237	25-16-115-022-0000	26,095	3285	25-16-116-025-0000	8,178
3190	25-16-114-011-0000	20,256	3238	25-16-115-023-0000	22,243	3286	25-16-117-001-0000	28,533
3191	25-16-114-012-0000	22,223	3239	25-16-115-024-0000	19,409	3287	25-16-117-002-0000	16,107
3192	25-16-114-013-0000	24,274	3240	25-16-115-025-0000	37,112	3288	25-16-117-003-0000	23,506
3193	25-16-114-014-0000	29,506	3241	25-16-115-026-0000	26,008	3289	25-16-117-004-0000	25,037
3194	25-16-114-015-0000	32,158	3242	25-16-115-027-0000	26,810	3290	25-16-117-005-0000	22,489
3195	25-16-114-016-0000	21,359	3243	25-16-115-028-0000	23,441	3291	25-16-117-006-0000	13,261
3196	25-16-114-017-0000	27,003	3244	25-16-115-029-0000	30,396	3292	25-16-117-007-0000	19,805
3197	25-16-114-018-0000	-	3245	25-16-115-030-0000	23,441	3293	25-16-117-008-0000	23,368
3198	25-16-114-019-0000	27,049	3246	25-16-115-031-0000	11,803	3294	25-16-117-009-0000	15,838
3199	25-16-114-020-0000	25,677	3247	25-16-115-032-0000	26,777	3295	25-16-117-010-0000	24,605
3200	25-16-114-021-0000	8,675	3248	25-16-115-033-0000	32,292	3296	25-16-117-011-0000	-
3201	25-16-114-022-0000	-	3249	25-16-115-034-0000	20,882	3297	25-16-117-012-0000	21,561
3202	25-16-114-023-0000	26,751	3250	25-16-115-035-0000	23,404	3298	25-16-117-013-0000	4,189
3203	25-16-114-024-0000	23,712	3251	25-16-115-036-0000	22,304	3299	25-16-117-014-0000	21,522
3204	25-16-114-025-0000	27,486	3252	25-16-115-037-0000	31,602	3300	25-16-117-015-0000	20,860
3205	25-16-114-026-0000	25,090	3253	25-16-115-038-0000	26,114	3301	25-16-117-016-0000	-
3206	25-16-114-027-0000	33,089	3254	25-16-115-039-0000	27,341	3302	25-16-117-017-0000	19,173
3207	25-16-114-028-0000	27,630	3255	25-16-115-040-0000	23,404	3303	25-16-117-018-0000	23,968
3208	25-16-114-029-0000	26,095	3256	25-16-115-041-0000	26,401	3304	25-16-117-019-0000	24,686
3209	25-16-114-030-0000	34,553	3257	25-16-115-042-0000	30,376	3305	25-16-117-020-0000	25,985
3210	25-16-114-031-0000	27,130	3258	25-16-115-043-0000	27,332	3306	25-16-200-001-0000	-

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
3307	25-16-200-002-0000	-	3355	25-17-101-010-0000	-	3403	25-17-105-042-0000	-
3308	25-16-200-003-0000	-	3356	25-17-101-011-0000	125,898	3404	25-17-105-043-0000	-
3309	25-16-200-008-0000	10,821	3357	25-17-101-013-0000	141,273	3405	25-17-105-044-0000	-
3310	25-16-200-009-0000	6,470	3358	25-17-101-014-0000	2,876	3406	25-17-105-045-0000	-
3311	25-16-200-012-0000	7,233	3359	25-17-101-023-0000	-	3407	25-17-105-046-0000	-
3312	25-16-200-013-0000	7,233	3360	25-17-101-025-0000	9,258	3408	25-17-105-047-0000	-
3313	25-16-200-014-0000	28,452	3361	25-17-101-026-0000	5,246	3409	25-17-105-048-0000	-
3314	25-16-200-015-0000	21,564	3362	25-17-101-027-0000	29,905	3410	25-17-105-049-0000	-
3315	25-16-200-016-0000	18,772	3363	25-17-102-001-0000	43,919	3411	25-17-109-004-0000	1,240
3316	25-16-200-017-0000	-	3364	25-17-102-002-0000	24,103	3412	25-17-110-007-0000	-
3317	25-16-200-020-0000	-	3365	25-17-102-003-0000	24,103	3413	25-17-110-018-0000	-
3318	25-16-200-021-0000	5,600	3366	25-17-102-004-0000	24,103	3414	25-17-110-025-0000	-
3319	25-16-200-022-0000	11,856	3367	25-17-102-005-0000	47,852	3415	25-17-110-026-0000	-
3320	25-16-200-023-0000	13,273	3368	25-17-102-006-0000	562,890	3416	25-17-110-027-0000	-
3321	25-16-200-024-0000	-	3369	25-17-102-007-0000	7,564	3417	25-17-110-028-0000	-
3322	25-16-200-025-0000	3,945	3370	25-17-102-008-0000	91,855	3418	25-17-110-029-0000	-
3323	25-16-200-026-0000	3,945	3371	25-17-102-009-0000	98,819	3419	25-17-110-036-0000	-
3324	25-16-200-027-0000	12,246	3372	25-17-102-015-0000	193,783	3420	25-17-110-037-0000	-
3325	25-16-200-028-0000	16,620	3373	25-17-102-016-0000	128,076	3421	25-17-110-038-0000	-
3326	25-16-200-029-0000	13,593	3374	25-17-102-017-0000	353,649	3422	25-17-110-039-0000	-
3327	25-16-200-030-0000	-	3375	25-17-103-004-0000	-	3423	25-17-110-040-0000	-
3328	25-16-200-031-0000	-	3376	25-17-103-015-0000	-	3424	25-17-110-041-0000	-
3329	25-16-200-032-0000	-	3377	25-17-103-016-0000	981,466	3425	25-17-110-042-0000	-
3330	25-16-200-033-0000	-	3378	25-17-103-017-0000	-	3426	25-17-110-043-0000	106,063
3331	25-16-200-034-0000	4,991	3379	25-17-103-018-0000	-	3427	25-17-110-046-0000	-
3332	25-16-200-035-0000	11,166	3380	25-17-103-019-0000	-	3428	25-17-110-047-0000	-
3333	25-16-200-036-0000	8,161	3381	25-17-104-009-0000	-	3429	25-17-115-012-0000	-
3334	25-16-200-037-0000	13,301	3382	25-17-104-011-0000	-	3430	25-17-115-013-0000	-
3335	25-16-200-038-0000	14,034	3383	25-17-104-012-0000	-	3431	25-17-115-014-0000	-
3336	25-16-200-039-0000	13,127	3384	25-17-104-013-0000	-	3432	25-17-115-022-0000	-
3337	25-16-200-040-0000	16,589	3385	25-17-104-014-0000	-	3433	25-17-115-023-0000	-
3338	25-16-200-041-0000	22,170	3386	25-17-104-015-0000	-	3434	25-17-115-026-0000	-
3339	25-16-200-044-0000	11,357	3387	25-17-104-016-0000	-	3435	25-17-115-027-0000	-
3340	25-16-200-045-0000	8,737	3388	25-17-105-021-0000	-	3436	25-17-115-028-0000	-
3341	25-16-200-046-0000	196,378	3389	25-17-105-022-0000	-	3437	25-17-117-021-0000	-
3342	25-16-200-047-0000	7,241	3390	25-17-105-023-0000	-	3438	25-17-117-022-0000	-
3343	25-16-201-014-0000	24,942	3391	25-17-105-024-0000	-	3439	25-17-117-047-0000	-
3344	25-16-201-049-0000	256,993	3392	25-17-105-025-0000	-	3440	25-17-117-048-0000	-
3345	25-16-201-050-0000	-	3393	25-17-105-028-0000	-	3441	25-17-117-049-0000	-
3346	25-16-201-051-0000	-	3394	25-17-105-029-0000	-	3442	25-17-118-007-0000	-
3347	25-16-203-046-0000	-	3395	25-17-105-030-0000	-	3443	25-17-118-008-0000	222
3348	25-16-203-047-0000	-	3396	25-17-105-033-0000	-	3444	25-17-118-009-0000	1,852
3349	25-16-500-001-0000	-	3397	25-17-105-035-0000	-	3445	25-17-118-010-0000	3,956
3350	25-16-500-002-0000	-	3398	25-17-105-036-0000	-	3446	25-17-118-011-0000	6,329
3351	25-16-500-003-0000	-	3399	25-17-105-038-0000	-	3447	25-17-118-012-0000	52,841
3352	25-17-101-006-0000	97,335	3400	25-17-105-039-0000	-	3448	25-17-118-013-0000	-
3353	25-17-101-007-0000	94,922	3401	25-17-105-040-0000	-	3449	25-17-200-009-0000	-
3354	25-17-101-009-0000	-	3402	25-17-105-041-0000	-	3450	25-17-200-010-0000	3,976

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
3451	25-17-200-011-0000	22,492	3499	25-17-201-017-0000	33,359	3547	25-17-202-036-0000	24,058
3452	25-17-200-012-0000	-	3500	25-17-201-018-0000	3,976	3548	25-17-202-037-0000	27,068
3453	25-17-200-013-0000	-	3501	25-17-201-019-0000	16,528	3549	25-17-202-038-0000	17,602
3454	25-17-200-014-0000	4,293	3502	25-17-201-020-0000	-	3550	25-17-202-039-0000	17,998
3455	25-17-200-015-0000	17,678	3503	25-17-201-021-0000	-	3551	25-17-202-040-0000	21,011
3456	25-17-200-017-0000	20,624	3504	25-17-201-022-0000	18,461	3552	25-17-202-041-0000	20,899
3457	25-17-200-018-0000	-	3505	25-17-201-025-0000	31,456	3553	25-17-202-042-0000	20,189
3458	25-17-200-019-0000	-	3506	25-17-201-026-0000	24,123	3554	25-17-202-043-0000	16,359
3459	25-17-200-022-0000	17,970	3507	25-17-201-027-0000	2,505	3555	25-17-202-044-0000	20,811
3460	25-17-200-023-0000	3,816	3508	25-17-201-028-0000	15,232	3556	25-17-202-045-0000	22,405
3461	25-17-200-029-0000	10,083	3509	25-17-201-029-0000	26,569	3557	25-17-202-046-0000	24,785
3462	25-17-200-030-0000	10,083	3510	25-17-201-030-0000	28,909	3558	25-17-202-047-0000	17,308
3463	25-17-200-035-0000	14,210	3511	25-17-201-031-0000	12,566	3559	25-17-202-048-0000	17,891
3464	25-17-200-036-0000	-	3512	25-17-201-032-0000	19,956	3560	25-17-202-049-0000	23,702
3465	25-17-200-037-0000	17,874	3513	25-17-201-033-0000	18,997	3561	25-17-202-050-0000	22,706
3466	25-17-200-038-0000	19,274	3514	25-17-201-034-0000	-	3562	25-17-202-051-0000	21,754
3467	25-17-200-039-0000	17,776	3515	25-17-201-035-0000	20,315	3563	25-17-203-001-0000	3,816
3468	25-17-200-040-0000	19,597	3516	25-17-201-036-0000	24,507	3564	25-17-203-002-0000	24,571
3469	25-17-200-041-0000	28,098	3517	25-17-201-037-0000	18,259	3565	25-17-203-003-0000	3,976
3470	25-17-200-044-0000	-	3518	25-17-201-038-0000	16,329	3566	25-17-203-004-0000	15,189
3471	25-17-200-046-0000	-	3519	25-17-201-039-0000	25,029	3567	25-17-203-005-0000	-
3472	25-17-200-047-0000	-	3520	25-17-201-040-0000	17,796	3568	25-17-203-006-0000	24,905
3473	25-17-200-049-0000	-	3521	25-17-201-041-0000	3,897	3569	25-17-203-007-0000	24,414
3474	25-17-200-050-0000	25,197	3522	25-17-201-042-0000	457,787	3570	25-17-203-008-0000	20,739
3475	25-17-200-051-0000	25,276	3523	25-17-201-043-0000	26,165	3571	25-17-203-009-0000	20,349
3476	25-17-200-052-0000	16,774	3524	25-17-201-044-0000	20,194	3572	25-17-203-010-0000	19,505
3477	25-17-200-053-0000	26,768	3525	25-17-202-003-0000	3,816	3573	25-17-203-011-0000	20,795
3478	25-17-200-054-0000	23,359	3526	25-17-202-004-0000	38,114	3574	25-17-203-012-0000	12,802
3479	25-17-200-055-0000	21,238	3527	25-17-202-005-0000	24,810	3575	25-17-203-013-0000	25,166
3480	25-17-200-058-0000	-	3528	25-17-202-006-0000	27,141	3576	25-17-203-014-0000	4,472
3481	25-17-200-059-0000	24,818	3529	25-17-202-007-0000	3,976	3577	25-17-203-015-0000	21,370
3482	25-17-200-060-0000	36,714	3530	25-17-202-008-0000	3,976	3578	25-17-203-016-0000	3,976
3483	25-17-200-061-0000	-	3531	25-17-202-009-0000	27,601	3579	25-17-203-017-0000	17,964
3484	25-17-200-064-0000	18,868	3532	25-17-202-010-0000	25,354	3580	25-17-203-018-0000	19,274
3485	25-17-200-065-0000	19,014	3533	25-17-202-011-0000	25,593	3581	25-17-203-019-0000	23,286
3486	25-17-200-066-0000	19,072	3534	25-17-202-012-0000	19,488	3582	25-17-203-023-0000	-
3487	25-17-200-067-0000	19,072	3535	25-17-202-013-0000	1,768	3583	25-17-203-024-0000	18,817
3488	25-17-200-068-0000	18,932	3536	25-17-202-014-0000	19,866	3584	25-17-203-025-0000	-
3489	25-17-201-007-0000	24,454	3537	25-17-202-015-0000	17,827	3585	25-17-203-026-0000	16,309
3490	25-17-201-008-0000	20,876	3538	25-17-202-016-0000	23,331	3586	25-17-203-027-0000	20,604
3491	25-17-201-009-0000	2,962	3539	25-17-202-017-0000	12,507	3587	25-17-203-028-0000	482
3492	25-17-201-010-0000	25,062	3540	25-17-202-018-0000	12,507	3588	25-17-203-029-0000	25,203
3493	25-17-201-011-0000	-	3541	25-17-202-026-0000	25,876	3589	25-17-203-030-0000	18,915
3494	25-17-201-012-0000	25,046	3542	25-17-202-027-0000	5,174	3590	25-17-203-031-0000	3,976
3495	25-17-201-013-0000	-	3543	25-17-202-028-0000	3,866	3591	25-17-203-040-0000	17,476
3496	25-17-201-014-0000	16,511	3544	25-17-202-029-0000	21,819	3592	25-17-203-041-0000	3,976
3497	25-17-201-015-0000	3,976	3545	25-17-202-030-0000	17,417	3593	25-17-203-042-0000	33,165
3498	25-17-201-016-0000	17,650	3546	25-17-202-035-0000	22,964	3594	25-17-203-043-0000	14,836

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
3595	25-17-203-044-0000	3,897	3643	25-17-205-022-0000	26,053	3691	25-17-206-042-0000	18,960
3596	25-17-203-045-0000	25,764	3644	25-17-205-023-0000	6,414	3692	25-17-206-043-0000	26,956
3597	25-17-203-046-0000	20,795	3645	25-17-205-024-0000	22,153	3693	25-17-206-044-0000	549,048
3598	25-17-203-047-0000	-	3646	25-17-205-025-0000	25,253	3694	25-17-207-001-0000	35,311
3599	25-17-203-048-0000	20,848	3647	25-17-205-026-0000	24,389	3695	25-17-207-002-0000	19,984
3600	25-17-203-049-0000	23,775	3648	25-17-205-027-0000	17,602	3696	25-17-207-003-0000	19,984
3601	25-17-203-050-0000	24,381	3649	25-17-205-028-0000	17,476	3697	25-17-207-004-0000	49,651
3602	25-17-203-051-0000	14,395	3650	25-17-205-029-0000	27,997	3698	25-17-207-005-0000	100,948
3603	25-17-203-052-0000	24,381	3651	25-17-205-030-0000	21,687	3699	25-17-207-006-0000	100,948
3604	25-17-204-003-0000	-	3652	25-17-205-031-0000	-	3700	25-17-207-007-0000	37,278
3605	25-17-204-004-0000	-	3653	25-17-205-032-0000	23,584	3701	25-17-207-008-0000	37,278
3606	25-17-204-022-0000	25,733	3654	25-17-205-033-0000	27,242	3702	25-17-207-009-0000	49,466
3607	25-17-204-026-0000	4,582	3655	25-17-205-034-0000	25,475	3703	25-17-207-010-0000	23,881
3608	25-17-204-027-0000	22,234	3656	25-17-205-035-0000	18,371	3704	25-17-207-011-0000	28,154
3609	25-17-204-028-0000	24,656	3657	25-17-205-036-0000	21,710	3705	25-17-207-012-0000	21,508
3610	25-17-204-029-0000	25,127	3658	25-17-205-037-0000	-	3706	25-17-207-013-0000	-
3611	25-17-204-030-0000	-	3659	25-17-205-038-0000	23,009	3707	25-17-207-014-0000	18,043
3612	25-17-204-031-0000	21,174	3660	25-17-205-039-0000	-	3708	25-17-207-015-0000	16,281
3613	25-17-204-032-0000	756	3661	25-17-205-040-0000	-	3709	25-17-207-016-0000	-
3614	25-17-204-033-0000	23,357	3662	25-17-205-041-0000	-	3710	25-17-207-017-0000	30,253
3615	25-17-204-034-0000	737	3663	25-17-206-009-0000	7,233	3711	25-17-207-018-0000	20,324
3616	25-17-204-035-0000	-	3664	25-17-206-010-0000	9,783	3712	25-17-207-019-0000	5,252
3617	25-17-204-036-0000	21,210	3665	25-17-206-011-0000	20,851	3713	25-17-207-020-0000	15,686
3618	25-17-204-039-0000	11,735	3666	25-17-206-012-0000	-	3714	25-17-207-021-0000	-
3619	25-17-204-041-0000	18,545	3667	25-17-206-013-0000	18,778	3715	25-17-207-022-0000	18,565
3620	25-17-204-042-0000	23,867	3668	25-17-206-014-0000	18,778	3716	25-17-207-030-0000	33,288
3621	25-17-204-043-0000	18,719	3669	25-17-206-018-0000	-	3717	25-17-207-031-0000	6,248
3622	25-17-204-044-0000	-	3670	25-17-206-019-0000	20,360	3718	25-17-207-032-0000	6,248
3623	25-17-204-045-0000	-	3671	25-17-206-020-0000	20,161	3719	25-17-207-033-0000	6,248
3624	25-17-204-046-0000	25,085	3672	25-17-206-021-0000	4,541	3720	25-17-207-034-0000	6,248
3625	25-17-204-047-0000	17,871	3673	25-17-206-022-0000	-	3721	25-17-207-043-0000	22,119
3626	25-17-204-054-0000	-	3674	25-17-206-023-0000	22,498	3722	25-17-207-044-0000	24,703
3627	25-17-204-055-0000	-	3675	25-17-206-024-0000	-	3723	25-17-207-046-0000	332,528
3628	25-17-204-056-0000	-	3676	25-17-206-025-0000	21,929	3724	25-17-207-047-0000	967,932
3629	25-17-204-057-0000	-	3677	25-17-206-026-0000	20,484	3725	25-17-208-001-0000	25,026
3630	25-17-205-003-0000	-	3678	25-17-206-027-0000	9,326	3726	25-17-208-002-0000	28,157
3631	25-17-205-010-0000	18,974	3679	25-17-206-028-0000	26,869	3727	25-17-208-003-0000	22,478
3632	25-17-205-011-0000	4,582	3680	25-17-206-029-0000	-	3728	25-17-208-004-0000	2,096
3633	25-17-205-012-0000	23,034	3681	25-17-206-030-0000	4,621	3729	25-17-208-005-0000	20,801
3634	25-17-205-013-0000	17,642	3682	25-17-206-031-0000	20,321	3730	25-17-208-006-0000	21,819
3635	25-17-205-014-0000	19,965	3683	25-17-206-032-0000	8,890	3731	25-17-208-007-0000	22,063
3636	25-17-205-015-0000	17,268	3684	25-17-206-033-0000	-	3732	25-17-208-008-0000	29,602
3637	25-17-205-016-0000	5,134	3685	25-17-206-034-0000	3,173	3733	25-17-208-009-0000	23,738
3638	25-17-205-017-0000	22,838	3686	25-17-206-035-0000	19,404	3734	25-17-208-010-0000	21,300
3639	25-17-205-018-0000	19,022	3687	25-17-206-036-0000	23,129	3735	25-17-208-011-0000	22,964
3640	25-17-205-019-0000	21,794	3688	25-17-206-037-0000	21,558	3736	25-17-208-013-0000	19,485
3641	25-17-205-020-0000	22,153	3689	25-17-206-038-0000	23,814	3737	25-17-208-014-0000	18,873
3642	25-17-205-021-0000	23,682	3690	25-17-206-039-0000	11,305	3738	25-17-208-015-0000	21,090

Added Area PINs			Added Area PINs			Added Area PINs		
		2012 EAV			2012 EAV			2012 EAV
3739	25-17-208-016-0000	15,467	3787	25-17-210-010-0000	26,356	3835	25-17-212-003-0000	26,412
3740	25-17-208-019-0000	5,036	3788	25-17-210-011-0000	7,589	3836	25-17-212-004-0000	17,150
3741	25-17-208-020-0000	20,717	3789	25-17-210-012-0000	17,874	3837	25-17-212-005-0000	-
3742	25-17-208-021-0000	6,579	3790	25-17-210-013-0000	12,656	3838	25-17-212-006-0000	18,764
3743	25-17-208-022-0000	19,375	3791	25-17-210-014-0000	23,612	3839	25-17-212-007-0000	21,763
3744	25-17-208-023-0000	21,805	3792	25-17-210-015-0000	17,715	3840	25-17-212-008-0000	18,797
3745	25-17-208-024-0000	19,196	3793	25-17-210-016-0000	16,881	3841	25-17-212-009-0000	25,093
3746	25-17-208-025-0000	16,587	3794	25-17-210-017-0000	25,769	3842	25-17-212-010-0000	19,810
3747	25-17-208-026-0000	20,489	3795	25-17-210-018-0000	-	3843	25-17-212-011-0000	21,323
3748	25-17-208-027-0000	31,745	3796	25-17-210-021-0000	14,833	3844	25-17-212-012-0000	-
3749	25-17-208-028-0000	23,256	3797	25-17-210-022-0000	20,714	3845	25-17-212-013-0000	20,049
3750	25-17-208-029-0000	24,723	3798	25-17-210-024-0000	1,638	3846	25-17-212-014-0000	-
3751	25-17-208-030-0000	16,640	3799	25-17-210-025-0000	24,319	3847	25-17-212-015-0000	23,906
3752	25-17-208-031-0000	5,036	3800	25-17-210-026-0000	-	3848	25-17-212-016-0000	23,239
3753	25-17-209-001-0000	20,520	3801	25-17-210-027-0000	18,921	3849	25-17-212-017-0000	18,921
3754	25-17-209-002-0000	23,020	3802	25-17-210-028-0000	16,169	3850	25-17-212-018-0000	19,841
3755	25-17-209-003-0000	17,914	3803	25-17-210-029-0000	30,177	3851	25-17-212-019-0000	21,757
3756	25-17-209-004-0000	22,198	3804	25-17-211-001-0000	20,113	3852	25-17-212-020-0000	22,246
3757	25-17-209-005-0000	20,660	3805	25-17-211-002-0000	15,779	3853	25-17-212-021-0000	20,840
3758	25-17-209-006-0000	20,646	3806	25-17-211-003-0000	22,551	3854	25-17-212-022-0000	6,030
3759	25-17-209-007-0000	20,545	3807	25-17-211-004-0000	19,962	3855	25-17-212-023-0000	22,403
3760	25-17-209-008-0000	27,770	3808	25-17-211-007-0000	1,220	3856	25-17-212-024-0000	22,243
3761	25-17-209-009-0000	28,760	3809	25-17-211-008-0000	21,092	3857	25-17-212-025-0000	21,628
3762	25-17-209-010-0000	15,439	3810	25-17-211-012-0000	29,220	3858	25-17-212-026-0000	24,094
3763	25-17-209-011-0000	19,712	3811	25-17-211-013-0000	23,825	3859	25-17-212-027-0000	23,407
3764	25-17-209-012-0000	5,012	3812	25-17-211-014-0000	6,012	3860	25-17-212-028-0000	20,335
3765	25-17-209-014-0000	20,871	3813	25-17-211-015-0000	11,028	3861	25-17-212-029-0000	8,867
3766	25-17-209-015-0000	16,797	3814	25-17-211-016-0000	16,028	3862	25-17-212-030-0000	20,355
3767	25-17-209-016-0000	18,494	3815	25-17-211-017-0000	15,790	3863	25-17-212-031-0000	-
3768	25-17-209-017-0000	20,346	3816	25-17-211-018-0000	20,464	3864	25-17-212-032-0000	20,032
3769	25-17-209-018-0000	22,995	3817	25-17-211-020-0000	28,294	3865	25-17-212-033-0000	27,750
3770	25-17-209-019-0000	21,208	3818	25-17-211-021-0000	30,407	3866	25-17-212-034-0000	21,957
3771	25-17-209-021-0000	17,296	3819	25-17-211-022-0000	1,295	3867	25-17-212-035-0000	23,671
3772	25-17-209-022-0000	18,191	3820	25-17-211-023-0000	30,985	3868	25-17-212-036-0000	29,652
3773	25-17-209-023-0000	-	3821	25-17-211-024-0000	18,071	3869	25-17-212-037-0000	24,066
3774	25-17-209-024-0000	22,896	3822	25-17-211-025-0000	25,455	3870	25-17-212-038-0000	24,066
3775	25-17-209-025-0000	22,781	3823	25-17-211-026-0000	15,787	3871	25-17-213-005-0000	21,578
3776	25-17-209-026-0000	13,551	3824	25-17-211-027-0000	25,158	3872	25-17-213-006-0000	23,166
3777	25-17-209-027-0000	16,306	3825	25-17-211-028-0000	-	3873	25-17-213-007-0000	20,133
3778	25-17-209-028-0000	13,545	3826	25-17-211-029-0000	13,297	3874	25-17-213-008-0000	18,099
3779	25-17-210-001-0000	-	3827	25-17-211-030-0000	13,295	3875	25-17-213-009-0000	20,714
3780	25-17-210-002-0000	27,728	3828	25-17-211-031-0000	22,624	3876	25-17-213-010-0000	17,984
3781	25-17-210-003-0000	24,597	3829	25-17-211-032-0000	25,057	3877	25-17-213-011-0000	21,064
3782	25-17-210-004-0000	20,899	3830	25-17-211-033-0000	19,246	3878	25-17-213-012-0000	927
3783	25-17-210-005-0000	10,482	3831	25-17-211-034-0000	25,427	3879	25-17-213-013-0000	22,706
3784	25-17-210-006-0000	23,199	3832	25-17-211-035-0000	17,111	3880	25-17-213-014-0000	23,654
3785	25-17-210-008-0000	30,713	3833	25-17-211-036-0000	21,513	3881	25-17-213-015-0000	19,100
3786	25-17-210-009-0000	18,525	3834	25-17-212-002-0000	16,915	3882	25-17-213-016-0000	23,772

Added Area PINs			2012 EAV			Added Area PINs			2012 EAV			Added Area PINs			2012 EAV		
3883	25-17-213-017-0000	18,895	3931	25-17-214-071-0000	27,172	3979	25-17-216-002-0000	22,596									
3884	25-17-213-024-0000	3,818	3932	25-17-214-072-0000	19,791	3980	25-17-216-003-0000	29,568									
3885	25-17-213-025-0000	-	3933	25-17-214-073-0000	18,169	3981	25-17-216-004-0000	8,391									
3886	25-17-213-026-0000	-	3934	25-17-214-074-0000	23,042	3982	25-17-216-005-0000	22,425									
3887	25-17-213-027-0000	8,128	3935	25-17-214-075-0000	22,223	3983	25-17-216-006-0000	834									
3888	25-17-213-028-0000	8,128	3936	25-17-214-076-0000	-	3984	25-17-216-007-0000	21,219									
3889	25-17-213-031-0000	21,003	3937	25-17-214-077-0000	16,988	3985	25-17-216-008-0000	19,987									
3890	25-17-213-047-0000	22,001	3938	25-17-214-078-0000	22,498	3986	25-17-216-009-0000	22,010									
3891	25-17-213-050-0000	15,663	3939	25-17-214-079-0000	24,599	3987	25-17-216-010-0000	26,471									
3892	25-17-213-051-0000	19,524	3940	25-17-214-080-0000	-	3988	25-17-216-012-0000	22,128									
3893	25-17-213-052-0000	-	3941	25-17-214-081-0000	23,169	3989	25-17-216-013-0000	-									
3894	25-17-213-053-0000	27,223	3942	25-17-214-082-0000	7,531	3990	25-17-216-014-0000	17,381									
3895	25-17-213-054-0000	7,143	3943	25-17-214-083-0000	24,139	3991	25-17-216-015-0000	18,957									
3896	25-17-213-055-0000	18,292	3944	25-17-214-084-0000	29,220	3992	25-17-216-016-0000	25,259									
3897	25-17-213-056-0000	21,246	3945	25-17-215-004-0000	5,669	3993	25-17-216-017-0000	20,868									
3898	25-17-213-059-0000	20,456	3946	25-17-215-014-0000	9,982	3994	25-17-216-018-0000	22,891									
3899	25-17-213-060-0000	17,153	3947	25-17-215-015-0000	9,982	3995	25-17-216-019-0000	22,282									
3900	25-17-213-061-0000	24,981	3948	25-17-215-016-0000	8,537	3996	25-17-216-020-0000	18,057									
3901	25-17-213-062-0000	21,073	3949	25-17-215-017-0000	8,537	3997	25-17-216-021-0000	4,677									
3902	25-17-213-063-0000	19,157	3950	25-17-215-018-0000	-	3998	25-17-216-022-0000	27,812									
3903	25-17-213-064-0000	-	3951	25-17-215-019-0000	-	3999	25-17-216-023-0000	26,608									
3904	25-17-213-065-0000	23,253	3952	25-17-215-029-0000	-	4000	25-17-216-024-0000	178									
3905	25-17-213-066-0000	25,220	3953	25-17-215-030-0000	-	4001	25-17-216-025-0000	21,727									
3906	25-17-213-067-0000	22,647	3954	25-17-215-031-0000	-	4002	25-17-216-026-0000	26,729									
3907	25-17-213-068-0000	23,096	3955	25-17-215-032-0000	-	4003	25-17-216-027-0000	18,037									
3908	25-17-213-069-0000	24,787	3956	25-17-215-033-0000	-	4004	25-17-216-029-0000	20,753									
3909	25-17-214-049-0000	24,364	3957	25-17-215-034-0000	-	4005	25-17-216-031-0000	21,252									
3910	25-17-214-050-0000	28,586	3958	25-17-215-035-0000	-	4006	25-17-216-032-0000	30									
3911	25-17-214-051-0000	20,585	3959	25-17-215-036-0000	-	4007	25-17-217-001-0000	3,207									
3912	25-17-214-052-0000	26,605	3960	25-17-215-037-0000	-	4008	25-17-217-003-0000	20,627									
3913	25-17-214-053-0000	23,530	3961	25-17-215-038-0000	-	4009	25-17-217-004-0000	11,868									
3914	25-17-214-054-0000	-	3962	25-17-215-039-0000	-	4010	25-17-217-006-0000	19,572									
3915	25-17-214-055-0000	-	3963	25-17-215-048-0000	17,403	4011	25-17-217-007-0000	23,971									
3916	25-17-214-056-0000	19,072	3964	25-17-215-049-0000	19,471	4012	25-17-217-008-0000	26,187									
3917	25-17-214-057-0000	24,131	3965	25-17-215-050-0000	18,556	4013	25-17-217-009-0000	25,612									
3918	25-17-214-058-0000	22,761	3966	25-17-215-051-0000	-	4014	25-17-217-010-0000	20,467									
3919	25-17-214-059-0000	29,781	3967	25-17-215-052-0000	8,387	4015	25-17-217-011-0000	23,329									
3920	25-17-214-060-0000	28,777	3968	25-17-215-053-0000	23,598	4016	25-17-217-012-0000	20,094									
3921	25-17-214-061-0000	21,421	3969	25-17-215-054-0000	23,887	4017	25-17-217-013-0000	18,447									
3922	25-17-214-062-0000	19,502	3970	25-17-215-055-0000	18,410	4018	25-17-217-014-0000	4,486									
3923	25-17-214-063-0000	23,514	3971	25-17-215-056-0000	-	4019	25-17-217-022-0000	20,812									
3924	25-17-214-064-0000	19,791	3972	25-17-215-061-0000	-	4020	25-17-217-031-0000	25,085									
3925	25-17-214-065-0000	-	3973	25-17-215-062-0000	19,277	4021	25-17-217-032-0000	3,788									
3926	25-17-214-066-0000	19,165	3974	25-17-215-063-0000	20,596	4022	25-17-217-033-0000	3,788									
3927	25-17-214-067-0000	24,134	3975	25-17-215-064-0000	22,512	4023	25-17-217-034-0000	3,788									
3928	25-17-214-068-0000	17,830	3976	25-17-215-065-0000	-	4024	25-17-217-037-0000	20,500									
3929	25-17-214-069-0000	367	3977	25-17-215-066-0000	134,043	4025	25-17-217-045-0000	19,625									
3930	25-17-214-070-0000	27,085	3978	25-17-216-001-0000	5,521	4026	25-17-217-046-0000	23,559									

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
4027	25-17-217-047-0000	15,063	4075	25-17-220-004-0000	21,463	4123	25-17-221-054-0000	21,000
4028	25-17-217-048-0000	-	4076	25-17-220-005-0000	21,235	4124	25-17-221-055-0000	22,355
4029	25-17-217-049-0000	18,797	4077	25-17-220-006-0000	18,537	4125	25-17-221-056-0000	2,289
4030	25-17-217-050-0000	22,523	4078	25-17-220-007-0000	16,735	4126	25-17-221-057-0000	-
4031	25-17-217-052-0000	10,027	4079	25-17-220-008-0000	20,161	4127	25-17-221-058-0000	21,550
4032	25-17-217-053-0000	8,113	4080	25-17-220-009-0000	18,309	4128	25-17-221-059-0000	21,121
4033	25-17-217-055-0000	21,233	4081	25-17-220-011-0000	20,357	4129	25-17-221-060-0000	22,195
4034	25-17-217-056-0000	24,052	4082	25-17-220-012-0000	25,904	4130	25-17-221-061-0000	19,272
4035	25-17-217-057-0000	14,317	4083	25-17-220-015-0000	22,192	4131	25-17-221-062-0000	22,201
4036	25-17-217-058-0000	5,934	4084	25-17-220-016-0000	30,435	4132	25-17-221-063-0000	21,749
4037	25-17-217-059-0000	5,934	4085	25-17-220-017-0000	-	4133	25-17-221-065-0000	19,686
4038	25-17-218-001-0000	-	4086	25-17-220-020-0000	18,660	4134	25-17-221-066-0000	22,445
4039	25-17-219-001-0000	28,710	4087	25-17-220-021-0000	-	4135	25-17-221-067-0000	19,319
4040	25-17-219-002-0000	-	4088	25-17-220-031-0000	22,386	4136	25-17-221-068-0000	24,858
4041	25-17-219-003-0000	16,194	4089	25-17-220-032-0000	23,923	4137	25-17-221-069-0000	23,926
4042	25-17-219-004-0000	20,405	4090	25-17-220-033-0000	18,800	4138	25-17-221-070-0000	19,255
4043	25-17-219-005-0000	19,190	4091	25-17-220-034-0000	21,861	4139	25-17-221-071-0000	-
4044	25-17-219-006-0000	4,621	4092	25-17-220-035-0000	6,140	4140	25-17-221-072-0000	22,232
4045	25-17-219-009-0000	22,894	4093	25-17-220-036-0000	13,245	4141	25-17-221-073-0000	21,906
4046	25-17-219-036-0000	22,661	4094	25-17-220-037-0000	8,142	4142	25-17-221-074-0000	22,683
4047	25-17-219-049-0000	19,530	4095	25-17-220-038-0000	5,850	4143	25-17-221-075-0000	16,460
4048	25-17-219-050-0000	20,750	4096	25-17-220-039-0000	20,427	4144	25-17-221-076-0000	-
4049	25-17-219-051-0000	23,460	4097	25-17-220-040-0000	23,289	4145	25-17-221-077-0000	-
4050	25-17-219-052-0000	30,320	4098	25-17-220-041-0000	25,680	4146	25-17-221-078-0000	19,659
4051	25-17-219-053-0000	19,931	4099	25-17-220-042-0000	24,619	4147	25-17-221-079-0000	21,109
4052	25-17-219-054-0000	29,164	4100	25-17-220-052-0000	26,479	4148	25-17-221-080-0000	23,609
4053	25-17-219-055-0000	20,509	4101	25-17-220-053-0000	27,573	4149	25-17-222-009-0000	19,979
4054	25-17-219-056-0000	23,034	4102	25-17-220-054-0000	18,116	4150	25-17-222-010-0000	-
4055	25-17-219-057-0000	20,545	4103	25-17-220-055-0000	23,940	4151	25-17-222-011-0000	20,214
4056	25-17-219-058-0000	22,728	4104	25-17-220-056-0000	15,753	4152	25-17-222-012-0000	22,293
4057	25-17-219-059-0000	23,034	4105	25-17-220-057-0000	8,860	4153	25-17-222-013-0000	23,214
4058	25-17-219-060-0000	22,728	4106	25-17-220-058-0000	25,489	4154	25-17-222-014-0000	20,666
4059	25-17-219-061-0000	23,034	4107	25-17-220-059-0000	22,711	4155	25-17-222-015-0000	22,762
4060	25-17-219-062-0000	22,728	4108	25-17-220-060-0000	25,424	4156	25-17-222-016-0000	17,762
4061	25-17-219-063-0000	12,667	4109	25-17-220-061-0000	-	4157	25-17-222-017-0000	18,332
4062	25-17-219-064-0000	23,056	4110	25-17-220-062-0000	-	4158	25-17-222-018-0000	-
4063	25-17-219-065-0000	4,931	4111	25-17-221-030-0000	-	4159	25-17-222-019-0000	17,041
4064	25-17-219-066-0000	23,887	4112	25-17-221-040-0000	22,512	4160	25-17-222-020-0000	-
4065	25-17-219-067-0000	17,380	4113	25-17-221-041-0000	24,886	4161	25-17-222-021-0000	3,555
4066	25-17-219-068-0000	17,369	4114	25-17-221-042-0000	6,755	4162	25-17-222-022-0000	20,343
4067	25-17-219-069-0000	23,424	4115	25-17-221-043-0000	19,995	4163	25-17-222-023-0000	-
4068	25-17-219-070-0000	23,101	4116	25-17-221-044-0000	303	4164	25-17-222-024-0000	141,941
4069	25-17-219-071-0000	35,163	4117	25-17-221-046-0000	22,377	4165	25-17-222-025-0000	59,616
4070	25-17-219-072-0000	20,481	4118	25-17-221-047-0000	19,058	4166	25-17-222-028-0000	-
4071	25-17-219-073-0000	3,849	4119	25-17-221-050-0000	24,790	4167	25-17-222-029-0000	6,481
4072	25-17-219-074-0000	24,650	4120	25-17-221-051-0000	19,415	4168	25-17-222-030-0000	6,481
4073	25-17-220-002-0000	25,250	4121	25-17-221-052-0000	24,078	4169	25-17-222-031-0000	6,481
4074	25-17-220-003-0000	21,550	4122	25-17-221-053-0000	22,041	4170	25-17-222-032-0000	22,857

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
4171	25-17-222-033-0000	21,642	4219	25-17-223-033-0000	22,986	4267	25-17-225-015-0000	-
4172	25-17-222-034-0000	38,437	4220	25-17-223-034-0000	-	4268	25-17-225-016-0000	-
4173	25-17-222-035-0000	106,686	4221	25-17-223-035-0000	26,269	4269	25-17-225-017-0000	-
4174	25-17-222-036-0000	106,686	4222	25-17-223-036-0000	30,230	4270	25-17-225-018-0000	-
4175	25-17-222-037-0000	19,392	4223	25-17-223-037-0000	27,694	4271	25-17-225-019-0000	-
4176	25-17-222-038-0000	76,018	4224	25-17-224-001-0000	19,434	4272	25-17-225-020-0000	-
4177	25-17-222-039-0000	6,481	4225	25-17-224-002-0000	4,545	4273	25-17-225-021-0000	-
4178	25-17-222-040-0000	-	4226	25-17-224-003-0000	20,408	4274	25-17-225-022-0000	-
4179	25-17-222-041-0000	-	4227	25-17-224-004-0000	18,999	4275	25-17-225-023-0000	-
4180	25-17-222-042-0000	-	4228	25-17-224-005-0000	14,499	4276	25-17-225-047-0000	-
4181	25-17-222-043-0000	-	4229	25-17-224-006-0000	23,000	4277	25-17-225-048-0000	-
4182	25-17-222-044-0000	-	4230	25-17-224-007-0000	-	4278	25-17-226-025-0000	-
4183	25-17-222-045-0000	-	4231	25-17-224-010-0000	20,610	4279	25-17-227-019-0000	-
4184	25-17-222-046-0000	-	4232	25-17-224-011-0000	23,648	4280	25-17-227-020-0000	-
4185	25-17-222-047-0000	17,055	4233	25-17-224-012-0000	25,242	4281	25-17-227-021-0000	-
4186	25-17-222-048-0000	20,399	4234	25-17-224-013-0000	9,725	4282	25-17-227-022-0000	-
4187	25-17-222-049-0000	-	4235	25-17-224-016-0000	14,741	4283	25-17-227-023-0000	-
4188	25-17-222-050-0000	20,481	4236	25-17-224-017-0000	10,776	4284	25-17-227-024-0000	-
4189	25-17-222-051-0000	25,635	4237	25-17-224-018-0000	24,684	4285	25-17-227-025-0000	-
4190	25-17-222-052-0000	27,032	4238	25-17-224-029-0000	14,684	4286	25-17-227-026-0000	-
4191	25-17-222-053-0000	106,125	4239	25-17-224-030-0000	19,493	4287	25-17-227-027-0000	-
4192	25-17-223-001-0000	21,449	4240	25-17-224-038-0000	24,978	4288	25-17-227-028-0000	-
4193	25-17-223-002-0000	20,405	4241	25-17-224-039-0000	21,348	4289	25-17-227-029-0000	-
4194	25-17-223-003-0000	13,652	4242	25-17-224-040-0000	23,109	4290	25-17-227-030-0000	-
4195	25-17-223-004-0000	15,770	4243	25-17-224-042-0000	29,203	4291	25-17-227-031-0000	-
4196	25-17-223-005-0000	19,058	4244	25-17-224-043-0000	-	4292	25-17-227-032-0000	-
4197	25-17-223-006-0000	11,767	4245	25-17-224-044-0000	26,162	4293	25-17-227-033-0000	-
4198	25-17-223-007-0000	11,677	4246	25-17-224-045-0000	573	4294	25-17-227-034-0000	-
4199	25-17-223-008-0000	34,088	4247	25-17-224-046-0000	23,559	4295	25-17-227-035-0000	-
4200	25-17-223-009-0000	11,677	4248	25-17-224-047-0000	9,295	4296	25-17-227-036-0000	-
4201	25-17-223-010-0000	22,195	4249	25-17-224-048-0000	20,826	4297	25-17-227-037-0000	-
4202	25-17-223-011-0000	20,220	4250	25-17-224-049-0000	25,896	4298	25-17-228-001-0000	17,970
4203	25-17-223-012-0000	24,078	4251	25-17-224-050-0000	14,106	4299	25-17-228-002-0000	25,868
4204	25-17-223-013-0000	19,914	4252	25-17-224-051-0000	21,609	4300	25-17-228-003-0000	18,127
4205	25-17-223-014-0000	22,234	4253	25-17-224-052-0000	25,048	4301	25-17-228-004-0000	24,134
4206	25-17-223-015-0000	15,818	4254	25-17-224-053-0000	-	4302	25-17-228-005-0000	21,384
4207	25-17-223-016-0000	18,051	4255	25-17-224-054-0000	30,935	4303	25-17-228-006-0000	19,993
4208	25-17-223-017-0000	21,163	4256	25-17-225-004-0000	-	4304	25-17-228-007-0000	21,067
4209	25-17-223-018-0000	20,674	4257	25-17-225-005-0000	-	4305	25-17-228-008-0000	16,884
4210	25-17-223-019-0000	21,996	4258	25-17-225-006-0000	-	4306	25-17-228-009-0000	-
4211	25-17-223-020-0000	20,133	4259	25-17-225-007-0000	-	4307	25-17-228-019-0000	23,292
4212	25-17-223-021-0000	12,621	4260	25-17-225-008-0000	-	4308	25-17-228-020-0000	11,315
4213	25-17-223-022-0000	26,100	4261	25-17-225-009-0000	-	4309	25-17-228-021-0000	24,319
4214	25-17-223-023-0000	11,677	4262	25-17-225-010-0000	-	4310	25-17-228-022-0000	24,737
4215	25-17-223-026-0000	19,608	4263	25-17-225-011-0000	-	4311	25-17-228-023-0000	19,176
4216	25-17-223-030-0000	27,290	4264	25-17-225-012-0000	-	4312	25-17-228-024-0000	418
4217	25-17-223-031-0000	27,660	4265	25-17-225-013-0000	-	4313	25-17-228-025-0000	22,341
4218	25-17-223-032-0000	33,538	4266	25-17-225-014-0000	-	4314	25-17-228-026-0000	23,185

Added Area PINs		2012 EAV	Added Area PINs		2012 EAV	Added Area PINs		2012 EAV
4315	25-17-228-027-0000	17,145	4363	25-17-229-034-0000	22,784			
4316	25-17-228-028-0000	7,644	4364	25-17-230-047-0000	10,306			
4317	25-17-228-029-0000	24,131	4365	25-17-230-048-0000	4,902			
4318	25-17-228-038-0000	21,692	4366	25-17-230-049-0000	25,175			
4319	25-17-228-039-0000	26,976	4367	25-17-230-050-0000	21,339			
4320	25-17-228-040-0000	25,046	4368	25-17-230-053-0000	24,869			
4321	25-17-228-041-0000	26,917	4369	25-17-230-054-0000	18,719			
4322	25-17-228-042-0000	22,439	4370	25-17-230-057-0000	23,988			
4323	25-17-228-043-0000	23,264	4371	25-17-230-058-0000	26,013			
4324	25-17-228-044-0000	20,248	4372	25-17-230-059-0000	631			
4325	25-17-228-045-0000	30,738	4373	25-17-230-060-0000	24,165			
4326	25-17-228-046-0000	19,333	4374	25-17-230-061-0000	23,904			
4327	25-17-228-047-0000	19,678	4375	25-17-230-062-0000	24,569			
4328	25-17-228-048-0000	20,032	4376	25-17-230-063-0000	27,091			
4329	25-17-228-049-0000	20,753	4377	25-17-230-064-0000	23,772			
4330	25-17-228-050-0000	26,566	4378	25-17-230-065-0000	24,055			
4331	25-17-228-051-0000	20,399	4379	25-17-230-066-0000	20,680			
4332	25-17-228-052-0000	-	4380	25-17-230-068-0000	79,065			
4333	25-17-228-053-0000	28,278	4381	25-17-230-069-0000	134,526			
4334	25-17-229-002-0000	23,351	4382	25-17-230-070-0000	286,755			
4335	25-17-229-003-0000	25,236	4383	25-17-230-071-0000	764,795			
4336	25-17-229-004-0000	26,221		Added Area Total	\$99,595,779			
4337	25-17-229-005-0000	23,881						
4338	25-17-229-006-0000	21,878						
4339	25-17-229-007-0000	25,405						
4340	25-17-229-008-0000	27,166						
4341	25-17-229-009-0000	17,869						
4342	25-17-229-010-0000	4,393						
4343	25-17-229-011-0000	-						
4344	25-17-229-012-0000	21,031						
4345	25-17-229-013-0000	20,643						
4346	25-17-229-014-0000	19,836						
4347	25-17-229-015-0000	24,277						
4348	25-17-229-016-0000	11,963						
4349	25-17-229-017-0000	-						
4350	25-17-229-018-0000	-						
4351	25-17-229-019-0000	-						
4352	25-17-229-020-0000	20,733						
4353	25-17-229-021-0000	19,647						
4354	25-17-229-022-0000	22,866						
4355	25-17-229-023-0000	-						
4356	25-17-229-024-0000	20,717						
4357	25-17-229-025-0000	7,913						
4358	25-17-229-026-0000	25,110						
4359	25-17-229-027-0000	26,221						
4360	25-17-229-031-0000	23,514						
4361	25-17-229-032-0000	23,340						
4362	25-17-229-033-0000	19,721						

	Original Area PINs	2000 Cert. EAV		Original Area PINs	2000 Cert. EAV		Original Area PINs	2000 Cert. EAV
1	25-17-104-010-0000	-	48	25-17-117-025-0000	2,139	95	25-17-121-017-0000	17,370
2	25-17-108-001-0000	-	49	25-17-117-026-0000	1,512	96	25-17-121-018-0000	7,188
3	25-17-108-003-0000	14,573	50	25-17-117-027-0000	1,681	97	25-17-121-019-0000	7,188
4	25-17-108-005-0000	-	51	25-17-117-028-0000	1,441	98	25-17-121-020-0000	8,331
5	25-17-109-014-0000	37,815	52	25-17-117-029-0000	1,274	99	25-17-121-021-0000	2,328
6	25-17-109-016-0000	50,949	53	25-17-117-030-0000	1,101	100	25-17-121-022-0000	2,328
7	25-17-109-017-0000	1,299	54	25-17-117-031-0000	907	101	25-17-121-023-0000	2,329
8	25-17-109-018-0000	22,048	55	25-17-117-032-0000	736	102	25-17-121-024-0000	2,329
9	25-17-109-019-0000	32,745	56	25-17-117-033-0000	525	103	25-17-121-025-0000	2,329
10	25-17-109-020-0000	1,299	57	25-17-117-034-0000	218	104	25-17-121-026-0000	2,329
11	25-17-109-021-0000	340,433	58	25-17-117-045-0000	2,995	105	25-17-121-027-0000	2,329
12	25-17-115-001-0000	2,790	59	25-17-117-046-0000	-	106	25-17-121-028-0000	2,329
13	25-17-115-002-0000	1,986	60	25-17-119-001-0000	8,436	107	25-17-121-029-0000	2,329
14	25-17-115-003-0000	19,157	61	25-17-119-002-0000	6,340	108	25-17-121-030-0000	2,329
15	25-17-115-004-0000	17,708	62	25-17-119-003-0000	8,877	109	25-17-121-031-0000	3,248
16	25-17-115-005-0000	4,249	63	25-17-119-004-0000	6,335	110	25-17-122-001-0000	2,282
17	25-17-115-006-0000	4,798	64	25-17-119-005-0000	9,156	111	25-17-122-002-0000	2,332
18	25-17-115-007-0000	5,381	65	25-17-120-001-0000	3,398	112	25-17-122-003-0000	2,332
19	25-17-115-008-0000	5,899	66	25-17-120-002-0000	2,997	113	25-17-122-004-0000	2,330
20	25-17-115-009-0000	21,624	67	25-17-120-003-0000	3,622	114	25-17-122-005-0000	2,329
21	25-17-115-010-0000	9,325	68	25-17-120-004-0000	3,013	115	25-17-122-006-0000	2,328
22	25-17-115-011-0000	61,213	69	25-17-120-005-0000	3,045	116	25-17-122-007-0000	2,522
23	25-17-116-003-0000	8,095	70	25-17-120-006-0000	3,045	117	25-17-122-008-0000	2,131
24	25-17-116-004-0000	6,340	71	25-17-120-007-0000	3,484	118	25-17-122-009-0000	2,325
25	25-17-116-005-0000	8,877	72	25-17-120-008-0000	5,513	119	25-17-122-010-0000	2,323
26	25-17-116-006-0000	6,340	73	25-17-120-009-0000	4,928	120	25-17-122-011-0000	2,322
27	25-17-116-007-0000	10,111	74	25-17-120-010-0000	4,468	121	25-17-122-012-0000	2,321
28	25-17-117-001-0000	3,587	75	25-17-120-011-0000	4,010	122	25-17-122-013-0000	2,418
29	25-17-117-002-0000	2,139	76	25-17-120-012-0000	3,550	123	25-17-122-014-0000	2,418
30	25-17-117-003-0000	2,139	77	25-17-120-013-0000	3,091	124	25-17-122-015-0000	2,418
31	25-17-117-006-0000	-	78	25-17-120-014-0000	2,634	125	25-17-122-016-0000	2,418
32	25-17-117-007-0000	-	79	25-17-121-001-0000	2,784	126	25-17-122-017-0000	2,418
33	25-17-117-008-0000	1,070	80	25-17-121-002-0000	2,785	127	25-17-122-018-0000	2,418
34	25-17-117-009-0000	17,250	81	25-17-121-003-0000	2,785	128	25-17-122-019-0000	2,311
35	25-17-117-010-0000	2,139	82	25-17-121-004-0000	2,785	129	25-17-122-020-0000	2,311
36	25-17-117-011-0000	2,139	83	25-17-121-005-0000	2,785	130	25-17-122-021-0000	2,311
37	25-17-117-012-0000	2,139	84	25-17-121-006-0000	2,785	131	25-17-122-022-0000	2,311
38	25-17-117-013-0000	2,139	85	25-17-121-007-0000	2,785	132	25-17-122-023-0000	2,311
39	25-17-117-014-0000	10,747	86	25-17-121-008-0000	2,785	133	25-17-122-024-0000	2,311
40	25-17-117-015-0000	1,834	87	25-17-121-009-0000	2,787	134	25-17-122-025-0000	2,311
41	25-17-117-016-0000	1,672	88	25-17-121-010-0000	2,332	135	25-17-122-026-0000	2,311
42	25-17-117-017-0000	1,456	89	25-17-121-011-0000	2,331	136	25-17-122-027-0000	2,302
43	25-17-117-018-0000	1,212	90	25-17-121-012-0000	2,331	137	25-17-122-028-0000	2,187
44	25-17-117-019-0000	954	91	25-17-121-013-0000	2,331	138	25-17-122-029-0000	3,549
45	25-17-117-020-0000	700	92	25-17-121-014-0000	2,331	139	25-17-122-030-0000	2,418
46	25-17-117-023-0000	2,139	93	25-17-121-015-0000	2,331	140	25-17-122-031-0000	2,418
47	25-17-117-024-0000	2,139	94	25-17-121-016-0000	2,331	141	25-17-122-032-0000	2,418

	Original Area PINs	2000 Cert. EAV		Original Area PINs	2000 Cert. EAV
142	25-17-122-033-0000	2,418	189	25-17-125-004-0000	4,866
143	25-17-122-034-0000	2,418	190	25-17-500-001-0000	-
144	25-17-122-035-0000	2,418	191	25-17-501-004-0000	-
145	25-17-122-036-0000	2,311	192	25-17-501-005-0000	-
146	25-17-122-037-0000	2,311		Original Area Total	\$1,268,074
147	25-17-122-038-0000	2,311			
148	25-17-122-039-0000	2,311			
149	25-17-122-040-0000	2,311			
150	25-17-122-041-0000	2,311			
151	25-17-122-042-0000	2,311			
152	25-17-122-043-0000	2,311			
153	25-17-122-044-0000	17,348			
154	25-17-122-045-0000	2,317			
155	25-17-122-046-0000	4,136			
156	25-17-123-001-0000	54,557			
157	25-17-124-001-0000	2,534			
158	25-17-124-002-0000	2,531			
159	25-17-124-003-0000	2,531			
160	25-17-124-004-0000	2,530			
161	25-17-124-005-0000	2,528			
162	25-17-124-006-0000	2,527			
163	25-17-124-007-0000	2,525			
164	25-17-124-008-0000	2,524			
165	25-17-124-009-0000	2,522			
166	25-17-124-010-0000	2,523			
167	25-17-124-011-0000	2,461			
168	25-17-124-012-0000	2,460			
169	25-17-124-013-0000	2,460			
170	25-17-124-014-0000	2,460			
171	25-17-124-015-0000	2,460			
172	25-17-124-016-0000	2,458			
173	25-17-124-017-0000	2,458			
174	25-17-124-018-0000	2,458			
175	25-17-124-019-0000	2,458			
176	25-17-124-020-0000	2,458			
177	25-17-124-021-0000	19,930			
178	25-17-124-022-0000	2,785			
179	25-17-124-023-0000	2,785			
180	25-17-124-024-0000	2,785			
181	25-17-124-025-0000	19,922			
182	25-17-124-026-0000	2,785			
183	25-17-124-027-0000	2,785			
184	25-17-124-028-0000	2,785			
185	25-17-124-029-0000	2,782			
186	25-17-125-001-0000	3,895			
187	25-17-125-002-0000	2,335			
188	25-17-125-003-0000	2,387			

Exhibit III: 105th Street and Vincennes Avenue TIF Eligibility Study - Supplement 2

**105th STREET AND VINCENNES AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA
ELIGIBILITY STUDY**

City of Chicago, Illinois

June 28, 2013

City of Chicago
Rahm Emanuel, Mayor

SUPPLEMENT 2

Department of Housing and Economic Development
Andrew J. Mooney, Commissioner

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INTRODUCTION

On October 3, 2001, the Chicago City Council adopted the 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan ("**105th and Vincennes TIF**") followed by Amendment No. 1 adopted November 30, 2005 to amend language and data in the Redevelopment Project and Plan. A new single family housing development in the 105th and Vincennes TIF was in the early stages of construction when the Great Recession began to take root in 2008. As a result, new construction ceased to proceed and the development faltered. With the help of City assistance and development modifications, the housing development has restarted but not without an impact to the larger residential community. In an effort to stem the negative impact of the stalled development, stabilize the neighboring residential neighborhood and reenergize economic development activity within the larger community, the City of Chicago proposed a second amendment to the 105th and Vincennes TIF to expand the boundaries.

Johnson Research Group, Inc. ("**JRG**") and Ernest R. Sawyer Enterprises ("**ERS**") or collectively, the "**Consultants**," have been engaged to determine whether approximately 855 acres of land located on the southwest side of the City and adjacent to the 105th and Vincennes TIF qualifies for designation as redevelopment project area based on findings for a "**conservation area**," and/or a "**blighted area**" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "**Act**"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.* as amended. The irregularly shaped area examined in this Eligibility Study is generally bounded by 97th Street on the north; Wentworth Avenue on the east; 107th Street on the south; and Charles Street and Vincennes Avenue on the west (hereafter referred to as the "**Added Area**"). The eligibility findings for the Added Area are documented and summarized in this document entitled the: **105th Street and Vincennes Avenue Tax Increment Financing Eligibility Study – Supplement 2**. This document constitutes a second supplement to the 105th Street and Vincennes Avenue Redevelopment Project and Plan as amended and is an eligibility analysis for the Added Area only. The findings in this document do not change the findings or determination for the original 105th and Vincennes TIF Redevelopment Project Area. The boundaries of the Added Area are shown on the following map: **Eligibility Study Figure 1, Added Area Boundary by Block.**

The findings and conclusions presented in this study are based on surveys, documentation, and analyses of properties and conditions related to the Added Area as conducted by the Consultants. The Eligibility Study summarizes the analyses and findings of the Consultants' work, which is the responsibility of JRG and ERS. The City is entitled to rely on the findings and conclusions of this Eligibility Study in designating the Added Area as a conservation area under the Act. The Consultants have prepared this Eligibility Study - Supplement 2 and the related Amendment No. 2 to the Redevelopment Project and Plan with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Study - Supplement 2 and the related Amended Redevelopment Plan, and (ii) the fact that the Consultants have obtained the necessary information so that the Eligibility Study - Supplement 2 and related Amended Redevelopment Plan will comply with the Act. The determination of whether the Added Area qualifies for designation as a redevelopment project area based on findings of the area as a conservation area, pursuant to the Act is made by the City of Chicago after careful review and consideration of the conclusions contained in this Eligibility Study Supplement 2.

A. Background of the Added Area

The Added Area is located in the far south region of the City of Chicago. The residential community in which the Added Area is located is bordered on the east and west by railroad

tracks and on the north and west by the I-57 expressway, effectively isolating the area from the surrounding and neighboring communities.

The Added Area contains 3,439 buildings on 4,394 parcels within 153 tax blocks located primarily in the Washington Heights community area, with smaller portions in the Roseland and Beverly communities. The total land area is approximately 855 acres. The Added Area has 28.13 acres of vacant land, 472.69 acres of improved area (residential, commercial, open space, and institutional), and 354.19 acres of railroads and public rights-of-way. There are 274 vacant parcels scattered throughout the Added Area.

The Added Area is predominantly residential (60%), with two primary commercial corridors located along 103rd Street and Halsted Street. A concentration of commercial uses can also be found along Vincennes Avenue. Existing land uses are illustrated in **Eligibility Study Figure 2, Existing Land Uses.**

Residential

The residential component of the Added Area predominately consists of modest single family homes situated on one or two parcels. Although many of the structures located in the residential area appear on the exterior to be in fair to good condition, signs of deferred maintenance are apparent throughout the community. Although accessory structures are not typically a primary determining factor for the condition of a parcel, many of the garages in the area are severely deteriorated or dilapidated. This can be viewed as a sign of deferred maintenance and an emerging indicator of disinvestment in the area. An analysis of the City Department of Buildings permit data, since 2007, shows that 17 homes throughout the residential area have been demolished due to poor or unsafe conditions. The area also suffers from widespread street, curb, and gutter disrepair. Most of the streets in the Added Area have large potholes, crumbling sidewalks and pavement, and broken curbs. The level of disrepair of the infrastructure goes beyond what would be considered normal wear and was consistent throughout the entire area.

Commercial

The commercial areas of the Added Area are characterized by obsolete and deteriorating commercial, residential, and institutional property. The commercial areas contain deteriorated buildings, site, and infrastructure, as well as obsolete commercial and mixed use buildings that lack sufficient off-street parking. Commercial activity along the corridors is intermittent, with commercial hubs concentrated at the intersection of 103rd with Halsted Street, Vincennes Avenue, and Wentworth Avenue. Between these hubs, the commercial activity is diluted by the presence of vacant lots, residential property (both occupied and vacant), and disproportionate institutional uses. The commercial areas in the Added Area have excessive vacancies with over 23.88% of the commercial units in the Added Area unoccupied. Of the 99 commercial buildings in the area, 16% are completely vacant. The extensive presence of churches and other institutional uses along the commercial streets further detracts from the viability of the commercial activity along the corridors by interrupting the concentration and continuity of commercial activity necessary to sustain, attract and support tax revenue producing uses that are active seven days a week and which contribute to the vitality and energy of the corridors and the community as a whole. Collectively, all of these conditions create a negative impact on the entire Added Area.

BASIS FOR REDEVELOPMENT

The Illinois General Assembly made these key findings in adopting the Act:

1. That there exists in many municipalities within the state blighted and conservation areas;

2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project area qualifies either as a blighted area or as a conservation area within the definitions for each set forth in the Act (Section 11-74.4-3).

Conservation areas are defined in the Act as any improved area in which 50% or more the structures have an age of 35 years and the improved area exhibits the presence of a combination of 3 or more of the thirteen (13) improved area eligibility factors set forth in the Act. Such an area is not yet a blighted area but if left unchecked, the presence of 3 or more such factors which are detrimental to the public safety, health or welfare, such an area may become a blighted area.

A. Added Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the thirteen (13) eligibility factors for improved areas. To support a designation as a conservation area each qualifying factor must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the Added Area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Lack of community planning
12. Environmental remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Added Area.

ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for conservation and areas to determine whether each or any factors are present in the Added Area, and if so, to what extent and in what locations. Surveys and analyses conducted by JRG and ERS included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Added Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Analysis of City of Chicago building permit data and building code violation data for the period from January 2006 through August 2012;
10. Analysis of storm, sanitary sewer lines and water supply lines within the Added Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management;
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Added Area for assessment years 2006 to 2012; and
12. Review of Cook County Treasurer property tax payment records for collection years 2010, 2011 and 2012.
13. Review of foreclosure analyses and data as supplied by *RealtyTrac*, Wells Fargo, Chase, and Bank of America.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "**not present**" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist which document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the block and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

ADDED AREA ELIGIBILITY FACTORS

The following is the detailed evaluation of the presence and the extent of that presence for each of the eligibility factors for the Added Area presented in the order in which they appear in the Act.

Threshold Condition - Age

Age is a primary and threshold criterion in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over an extended period of years. Since building deterioration and related structural problems can be a function of time and climate, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

The majority of the housing in the area was constructed between the mid 1940's and 1950's. Of the 3,439 buildings within the 153 tax blocks, (90%) are 35 years of age or more.

Conclusion: The Added Area meets the required age test for designation as a conservation area. Ninety percent (90%) of the buildings within the Added Area exceed 35 years in age.

A. Dilapidation

Section 11-74.4-3 of the Act defines Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

This section summarizes the process used for assessing building conditions in the Added Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the Building Conditions Survey Manual. The Building Conditions Manual, with updates to current standards, has been in use for over 40 years and is used by Midwest planning consultants. The original manual was developed by staff involved in field surveys and analysis, providing a consistent method of evaluating buildings necessary for the background findings for the planning profession since the days of assessing properties during the 1960's Urban Renewal years.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted in February and March 2013. Structural deficiencies in building components and related environmental deficiencies in the Added Area were noted during the inspections.

Building Components Evaluated

During the field survey, each component of the buildings in the Added Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural

These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof and roof structure.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, porches and steps, chimneys, and gutters and downspouts.

Criteria for Classifying Defects for Building Components

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the

relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient - Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Deficient - Requiring Major Repair

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor -- one or more minor defect, but no major defect.

Major -- one or more major defects in one of the primary components or in the combined secondary components, but no critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed or major components substantially repaired and/or replaced. Buildings classified as structurally substandard have two or more major defects.

"Minor deficient" and "major deficient" buildings are considered to be the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings. The words "building" and "structure" are presumed to be interchangeable.

Exterior Survey

The conditions of the buildings within the Added Area were determined based on observable components. JRG conducted an exterior survey of each building within the Added Area to determine its condition. JRG identified 16 buildings as dilapidated. Dilapidation is evidenced by critical defects in all building components including crumbling portions of exterior walls and roof, foundations, missing windows and doors, porches and steps that are visible from the exterior. Of the 3,439 buildings in the Added Area:

- 2,444 buildings (71.07%) were classified as structurally sound;**
- 885 buildings (25.73%) were classified as minor deficient (deteriorating);**
- 94 buildings (2.73%) were classified as major deficient (deteriorating); and**
- 16 buildings (0.47%) were classified as structurally substandard (dilapidated).**

Fourteen (14) of the structures that were identified as dilapidated are residential and two are vacant commercial structures. The structures all exhibited either all of some combination of the following conditions:

- Boarded up windows and/or entrances;
- Missing window glass;
- Glass block windows on first floor;
- Missing roof or roof shingles;
- Missing exterior asphalt shingles or wood slats on exterior walls;
- Rotted roofing material or vegetation growing from roof;
- Rotted window soffits and frames;
- Shifted foundations and listing porches and structures.

Conclusion: Although Dilapidation (structurally substandard buildings) as a factor is present in 0.47% of the buildings in the Added Area, its presence should be noted as an indication of a lack of investment in the Added Area. However, this factor is present to a limited extent, and therefore, is not a supporting factor for Added Area eligibility.

B. Obsolescence

Section 11-74.4-3 of the Act defines Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper

orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated building designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolete Buildings

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

The presence of commercial conversions for residential and/or institutional uses exists along 103rd Street. In addition, the commercial area along Vincennes Avenue contains several large structures that were designed for a specific purpose and those purposes are no longer housed in these structures. The current uses of the buildings have somewhat adapted to the structure design but are not complementary and provide an awkward aesthetic and configuration to the area. Essentially, the structures were sole purpose designed and even though the current uses have adapted, if they vacate, the structures will become completely obsolete.

Conclusion: Although the commercial areas have many conversions from formerly commercial space to institutional and other uses, the area wide analysis indicates that of the 153 tax blocks obsolescence is present to a minor extent in 30 and in 4 tax blocks to a major extent in the Added Area. This factor is not a supporting factor for eligibility.

C. Deterioration

Section 11-74.4-3 of the Act defines Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration of Buildings and Site Conditions

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." A total of 1,003 of the 3,439 buildings within the Added Area (29%), are classified as deteriorating or dilapidated. These buildings suffer from loose or falling bricks, broken and boarded up windows, deteriorating and rusting doors and loading berths, broken and missing gutters, siding, and roofing materials in varying degrees. The deterioration exhibited by these buildings significantly impacts the appearance and marketability of the Added Area as a whole. Further adding to this factor is the poor condition of the site conditions. Street, curb and sidewalks throughout the Added Area are in major disrepair, and are beyond the level of disrepair warranting general maintenance activity.

As part of the survey JRG documented site conditions that include broken pavement, lack of curbed streets, and gravel surfaces within parking areas, sidewalks, and alleys. Based on the field survey of streets and alleys within the Added Area, deterioration of pavement, curb and gutters, and sidewalks was noted extensively throughout the Added Area. The most notable problems are on the residential streets throughout the entire area where many of the curbs and sidewalks are broken and potholes and street disrepair is above and beyond general maintenance practice. See **Eligibility Study Figure 3a. Deterioration - Buildings** and **Eligibility Study Figure 3b. Deterioration - Site Conditions.**

Conclusion: *Deterioration is present to a meaningful extent in 69 of the 153 tax blocks, or 45%, of the Added Area and therefore is present to a meaningful extent and reasonably distributed throughout the Added Area. This factor is a supporting factor for conservation area eligibility.*

D. Presence of Structures Below Minimum Code Standards

Section 11-74.4-3 of the Act defines the Presence of structures below minimum code standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Over the last five years, 22% or, 48 of the 223 commercial and institutional structures in the Added Area received a building code violation citation. Additionally, many of these structures

had multiple code violations. Of the 153 tax blocks in the Added Area, 55 exhibited the presence for structures below minimum code standards to a minor extent and one tax block exhibiting it to a major extent. These structures showed signs of structural deterioration and disrepair.

Conclusion: Although one-third of the tax blocks in the Added Area exhibited some evidence of structures below minimum code standards this factor has not been documented to have a major presence in the Added Area. Therefore, the factor of structures below minimum code standards is not a supporting factor for Added Area eligibility.

E. Illegal Use of Individual Structures

Section 11-74.4-3 of the Act defines illegal use of individual structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Added Area. This factor is not a supporting factor for Added Area eligibility.

F. Excessive Vacancies

Section 11-74.4-3 of the Act defines excessive vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Vacancies are present as individual units within buildings as well as entirely vacant buildings. One hundred seventy-four (174) vacant units in 138 completely or partially vacant buildings were documented in the Added Area. There are 123 completely vacant buildings in the Added Area.

Vacancies include commercial and institutional as well as residential units. Excessive vacancies result in the loss of income and corresponding difficulty with building maintenance and improvement, which are necessary to compete with fully occupied buildings. There are 107 completely vacant residential properties in the Added Area. The commercial areas in the Added Area suffer the greatest from excessive vacancies. Of the 172 commercial units in the Added Area, almost 24% are unoccupied. Commercial areas are the lifeblood of a community. The poor condition of the commercial structures in the Added Area, coupled with this high vacancy rate creates a negative impact on the Added Area as a whole. Unaddressed, this negative influence can extend beyond the commercial arterials and reach into the surrounding residential areas, resulting in disinvestment, vacancies, and destabilization in the residential community.

Conclusion: Although Excessive vacancies as a factor is present to a meaningful extent in the commercial areas where almost 24% of the commercial units are vacant. This factor was not reasonably distributed throughout the Added Area. As a result, this factor is not considered a supporting factor for eligibility. However, it's presence warrants a red flag and is a clear indication that there are underlying issues in the Added Area. If left unaddressed increased vacancies will lead to further disinvestment and bighting conditions to take hold that will be even harder to place in check or reverse.

G. Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3 of the Act defines lack of ventilation, light, or sanitary facilities: *The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*

Conclusion: *No condition pertaining to a lack of ventilation, light, or sanitary facilities has been observed as part of the exterior surveys and analyses undertaken within the Added Area. This factor is not a supporting factor for Added Area eligibility.*

H. Inadequate Utilities

Section 11-74.4-3 of the Act defines inadequate utilities: *Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment Project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*

Existing sewer and water supply lines throughout the City were largely put in place 70 to 100 years ago and many are undersized. These aging and/or undersized lines are obsolete by today's development standards and inadequate to accommodate new development.

Review and analysis of the City's water and sewer atlases indicate that many of the existing lines have or will have exceeded their intended life within 5 to 20 years and negatively impact the Added Area. The majority of the water and sewer lines in the Added Area were installed between the years 1893 and 1929. The oldest of the utility lines service the bulk of the Added Area running east-west through the center of the Added Area along 103rd Street. These utility lines are almost 120 years old, with the sewer line dating back to 1894 and the water main dating back to 1893. Nearly every block in the Added Area is affected by outmoded sewer and water lines. The majority of the water lines in the area were installed in the 1920's. Sewer lines throughout the area are even older, with the majority installed in the late 1800's and early 1900's. See Eligibility Study Figure 4. Inadequate Utilities.

Conclusion: *Inadequate Utilities, as a factor, impacts 124 or 81% of the tax blocks in the Added Area, and is present to a meaningful extent and reasonably distributed throughout the Added Area. This factor is a supporting factor for Added Area eligibility.*

I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities

Section 11-74.4-3 of the Act defines excessive land coverage and overcrowding of structures and community facilities: *The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of*

adequate or proper access to a public right-of-way, lack of reasonable required off-street parking, or inadequate provision for loading and service.

Excessive land coverage and overcrowding of structures and community facilities is present in 19 of the 153 tax blocks in the Added Area to a minor extent.

Conclusion: Excessive land coverage and overcrowding of structures and community facilities is present to a limited extent in the Added Area. Consequently, this factor is not a supporting factor for Added Area eligibility.

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines deleterious land-use or layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

The Added Area's major commercial corridors contain isolated residences, surrounded by commercial and institutional uses and vacant land resulting in inconsistent commercial activity along the commercial corridors.

Conclusion: Deleterious land-use or layout has been documented as present in 12 of the 153 blocks of the Added Area to a minor extent. This factor is not a supporting factor for Added Area eligibility.

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines lack of community planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The City of Chicago developed over many years. Starting with adoption of the Burnham Plan in 1909, the City followed a pattern of streets laid out on a grid system with residential, commercial and confined industrial areas separated by major rail lines, commercial corridors and parks connected by green boulevards. The Added Area is surrounded on three sides by railroads and the I-57 Expressway. Both the Union Pacific Railroad (formerly the Chicago and Western Illinois RR) on the east side of the Added Area and the old Illinois Central Railroad on the west side of the Added Area are at grade. Specifically, the Illinois Central RR on the west side of the Added Area presents an access barrier to the larger portion of the Added Area as it severs the east-west streets in the area restricting traffic flow and ease of accessibility throughout the area. Only 103rd and 107th Streets traverse across the railroad. However, that coupled with the I-57 Expressway which runs north and south along Racine Avenue, and somewhat parallel to the Illinois Central rails between 107th and 99th Streets and east along 99th Street to the east boundary of the Added Area and beyond, produces an even greater constriction and isolation of the community.

The existing commercial activity along Halsted Street is separated from the more intense commercial areas north because the expressway essentially creates a barrier to consistent and continued growth south along Halsted Street. The railroads, and more importantly, the construction of I-57 in 1971 well after the residential and commercial uses in the community

were established, have broken the grid street pattern of the City as a whole and have isolated the Added Area from surrounding communities.

Conclusion: *Lack of community planning has been documented as present to a meaningful extent and reasonably distributed throughout the Added Area. Therefore, this factor is a supporting factor for Added Area eligibility.*

L. Environmental Remediation

Section 11-74.4-3 of the Act defines environmental remediation: *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

Conclusion: *No condition pertaining to a need for environmental remediation has been documented as part of the surveys and analyses undertaken within the Added Area.*

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.*

Over the same time period, the growth rate of the total equalized assessed valuation (EAV) of the Added Area has not increased at an annual rate of the Consumer Price Index (CPI), as defined above, in three of those years. These figures are shown below in **Table 1. Growth of Added Area**

Table 1. Growth of Added Area

Year	Total EAV – Added Area	% Change	CPI - December Value/All Urban Consumers	% Change	Area growing at a rate less than the CPI?
2012	114,705,487	-9.60%	229.601	1.74%	YES
2011	126,892,093	-6.38%	225.672	2.96%	YES
2010	135,546,108	0.23%	219.179	1.50%	YES
2009	135,236,553	6.06%	215.949	2.72%	NO
2008	127,510,130	7.50%	210.228	0.09%	NO
2007	118,617,474	5.05%	210.036	4.08%	

2007 to 2012 is the most recent five year period for which data is available for the Added Area and the City as a whole.

Conclusion: *Declining or Lagging Equalized Assessed Valuation as a factor is an area-wide factor that is evident in the Added Area. Therefore, this factor is a supporting factor for Added Area conservation area eligibility.*

EVIDENCE OF DISINVESTMENT AND "BUT FOR" ANALYSIS

The factors described in the above *Section III*, and their relative presence describe a picture of threatening conditions of blight and disinvestment in the Added Area. Below are additional indications of distress in the Added Area that if not for the interception of a TIF district conservation designation, could be further exacerbated.

- **Lack of building permit activity.** Over the period from 2007 to 2012, a total of 95 permits were issued in the Added Area for a total value of \$52,392,902. However, 76% of this amount was public investment by the Chicago Public Schools for the construction of a new school and various renovations to the other public schools within the Added Area.

In that same five-year period, five (5) permits were issued for commercial new construction, of which four were completed. These four permits were for three new small strip malls and one CVS store. Eight (8) commercial property renovation permits were issued over the five year period.

Most revealing of the lack of private investment in the area is that even though almost 96% of the structures in the Added Area are residential, only \$2,775,639, or 5% of the construction value in the Added Area was residential in nature. Eight (8) permits, of which seven (7) were completed, were issued for new construction. The remaining 53 permits issued were for renovations or repair. This level of residential investment translates to only 12 permits issued per year or about \$555,178 of annual residential investment for the Added Area - a very low investment level for a residential area of this size. If this lack of private investment trend in the overall commercial and residential areas is allowed to continue and escalate, the Added Area's residential community could suffer disinvestment, deterioration, and a downward trend of the physical character and appearance of the community.

- **Demolitions due to structural conditions.** Over the 2007 to 2012 period there have been more demolition permits than new construction activity. Seventeen (17) residential and two (2) commercial structures were demolished by the City of Chicago or by private owners. Five (5) of these structures were either emergency or court ordered demolitions due to their unsafe conditions and deterioration beyond renovation or rehabilitation.
- **Excessive Vacancies.** Although limited in its distribution, the excessive vacancies factor had a visible presence in the Added Area, particularly along the commercial corridors. The fact that almost 24% of the commercial units in the area are vacant underscores the lack of investment and retail vitality in the area. In conjunction, there are 123 completely vacant structures of both residential and commercial use throughout the Added Area.
- **Vacant lots throughout the Added Area.** Although not a factor under the Improved Area eligibility criteria, the scattered presence of vacant lots have a significant economic and aesthetic impact on the Added Area. There are a total of 274 vacant parcels throughout the Added Area, primarily concentrated along the commercial corridors of 103rd, Halsted, and Vincennes Streets. However, there are vacant lots scattered throughout the residential sections of the Added Area as well. These 274 parcels encompass 28.13 acres of land.
- **Foreclosure data.** RealtyTrac is an online marketplace for foreclosure data which monitors and collects housing market activity by ZIP code. As of April 2013, RealtyTrac identifies ZIP code 60628, in which the Added Area is included, has the sixth highest rate of foreclosure in the City of Chicago with approximately 1 in 253 homes in some

form of foreclosure proceedings. It is important to note that this data represents the entire 60628 ZIP code area, of which the Added Area is just a portion. However, it is indicative of the general economic health of the surrounding area which, in turn, affects the Added Area and the community as a whole.

- **Concentration of institutional uses along commercial corridors.** There exists a large concentration of institutional uses located along the commercial corridors of 103rd Street, Halsted Street and Vincennes Avenue. Their presence precludes other more vibrant commercial and retail uses from occupying this valuable space. They also create a barrier to a consistent and uninterrupted string of commercial activity. In a healthy commercial area, the continuity of commercial activity perpetuates vitality and creates a retail community that is attractive to pedestrian traffic and conducive to a pleasant shopping experience. It should be noted that the presence of institutional and not-for-profit uses also greatly diminish the expansion of tax generating uses and expanded tax revenue to the area.

DETERMINATION OF ADDED AREA ELIGIBILITY

The Added Area meets the requirements of the TIF Act for designation as a conservation area within the requirements of the Act.

Conservation Area Findings:

The Added Area is an improved area consisting of the residential, commercial, and institutional land uses. The Added Area qualifies as a conservation area under the improved property criteria as set forth in the Act. Specifically,

- Age Threshold: 90% of the buildings are 35 years of age or older;
- Of the 13 factors in the TIF Act, four (4) factors are present to a meaningful extent and reasonably distributed throughout the entire Added Area: the Act requires the presence of three or more factors. These include:
 1. Deterioration;
 2. Inadequate Utilities;
 3. Declining or Lagging EAV; and
 4. Lack of Community Planning
- Four (4) additional factors were found to be present to a lesser degree or limited extent within the Added Area. These factors include:
 1. Dilapidation;
 2. Obsolescence; and
 3. Excessive Land Coverage and Overcrowding; and
 4. Deleterious Land Use or Layout.
- Additional findings of disinvestment are evidenced by a large presence of vacant lots scattered throughout the Added Area, location within a Zip code with high foreclosure rates, and building permit activity showing relatively low levels of private investment.

The summary of conservation area factors is documented on a block-by-block basis in **Table 2: Distribution of Conservation Area Factors.**

The eligibility findings presented in this study indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings and sites that are showing signs of advancing deterioration, are supported by aging and in adequate public utilities and have been negatively impacted at the local level by the post development siting of Interstate 57. Conservation factors as identified above in addition to other deteriorating economic conditions indicate that the Added Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

Table 2. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration Buildings	Deterioration Site Conditions	Deterioration	Illegal Use	Struct. below code	Excess Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deliterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
	● denotes Major presence in Added Area ○ denotes Minor presence in Added Area															
25-08																
217	●											●			●	●
218	●			●		●		○				●			●	●
219	●		○	○	○	○						●			●	●
220	●			○	●	●						●			●	●
221	●			○	●	●						●			●	●
222	●			○	●	●						●			●	●
223	●			●	○	●						●			●	●
224	●			○	○	○						●			●	●
225	●			○		○						●	○		●	●
226	●		○	●		●			○			●	○		●	●
227	●			●	●	●						●			●	●
228	●			○	●	●		○				●			●	●
229	●			○	●	●						●			●	●
230	●			●	●	●						●			●	●
231	●			○	●	●		○				●			●	●
232	●				●	●		○				●			●	●
301	●			●	●	●		○	○	○		●			●	●
302	●			○	○	○			○			●			●	●
303	●			●	○	●		○	●	○		●			●	●
304	●	○	●	●	○	●			○	○		●			●	●
305	●				●							●			●	●
306	●			○	●							●			●	●
307	●			○								●			●	●
308	●		○	○		○			○			●			●	●
309	●		○	●	○	●		○	●	○		●			●	●
310	●			●		●						●			●	●
311	●			●	○	●		○	○			●			●	●
312	●		●	●	○	●		○	○			●			●	●
313												●			●	●

Table 2. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration Buildings	Deterioration Site Conditions	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deliberate land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
	● denotes Major presence in Added Area ○ denotes Minor presence in Added Area															
314	○			○	○	○						●			●	●
400	●			●	●	●						●			●	●
401	●			●	●	●						●			●	●
402	●			○	●	●						●			●	●
403	●			○	●	●						●			●	●
404	●			○	●	●						●			●	●
405	●			○	●	●						●			●	●
406	●			○	●	●			○			●			●	●
407	●		○	●	●	●		○				●			●	●
408	●			○	●	●			○			●			●	●
409	●			●	●	●		○	○			●			●	●
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Table 2. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration Buildings	Deterioration Site Conditions	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deliterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
	● denotes Major presence in Added Area ○ denotes Minor presence in Added Area															
429	●		○	○	●	●		○	○			●			●	●
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500												●			●	●
25-09																
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118	●			○	●	●						●			●	●
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Table 2. Distribution of Conservation Area Factors

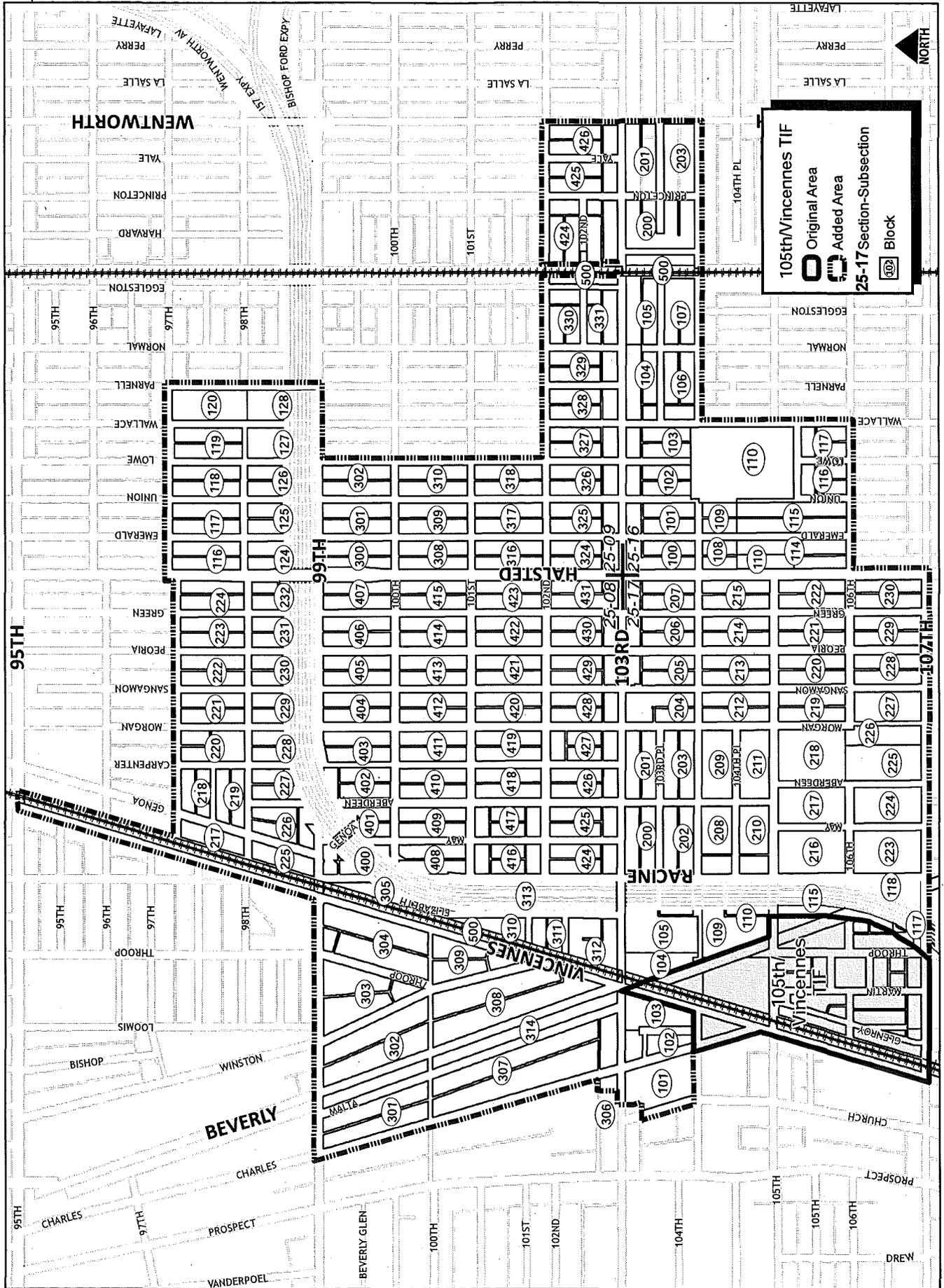
Block No.	Age	Dilapidation	Obsolescence	Deterioration Buildings	Deterioration Site Conditions	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deliterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
	● denotes Major presence in Added Area ○ denotes Minor presence in Added Area															
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25-17																
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Table 2. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration Buildings	Deterioration Site Conditions	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deliterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
	● denotes Major presence in Added Area ○ denotes Minor presence in Added Area															
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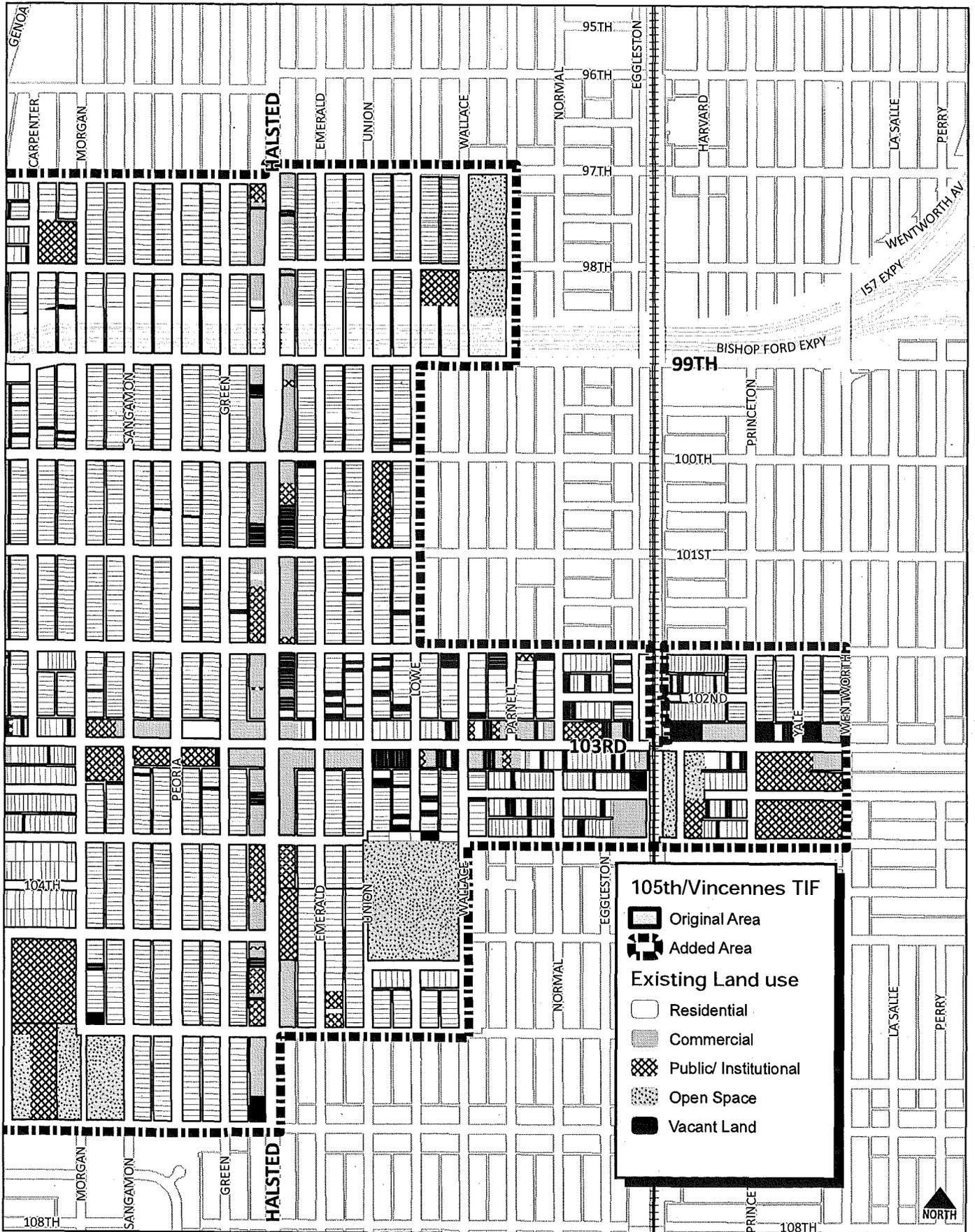
Table 2. Distribution of Conservation Area Factors

Block No.	Age	Dilapidation	Obsolescence	Deterioration Buildings	Deterioration Site Conditions	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deliterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
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224	●		○	●	●	●		○	○			●			●	●
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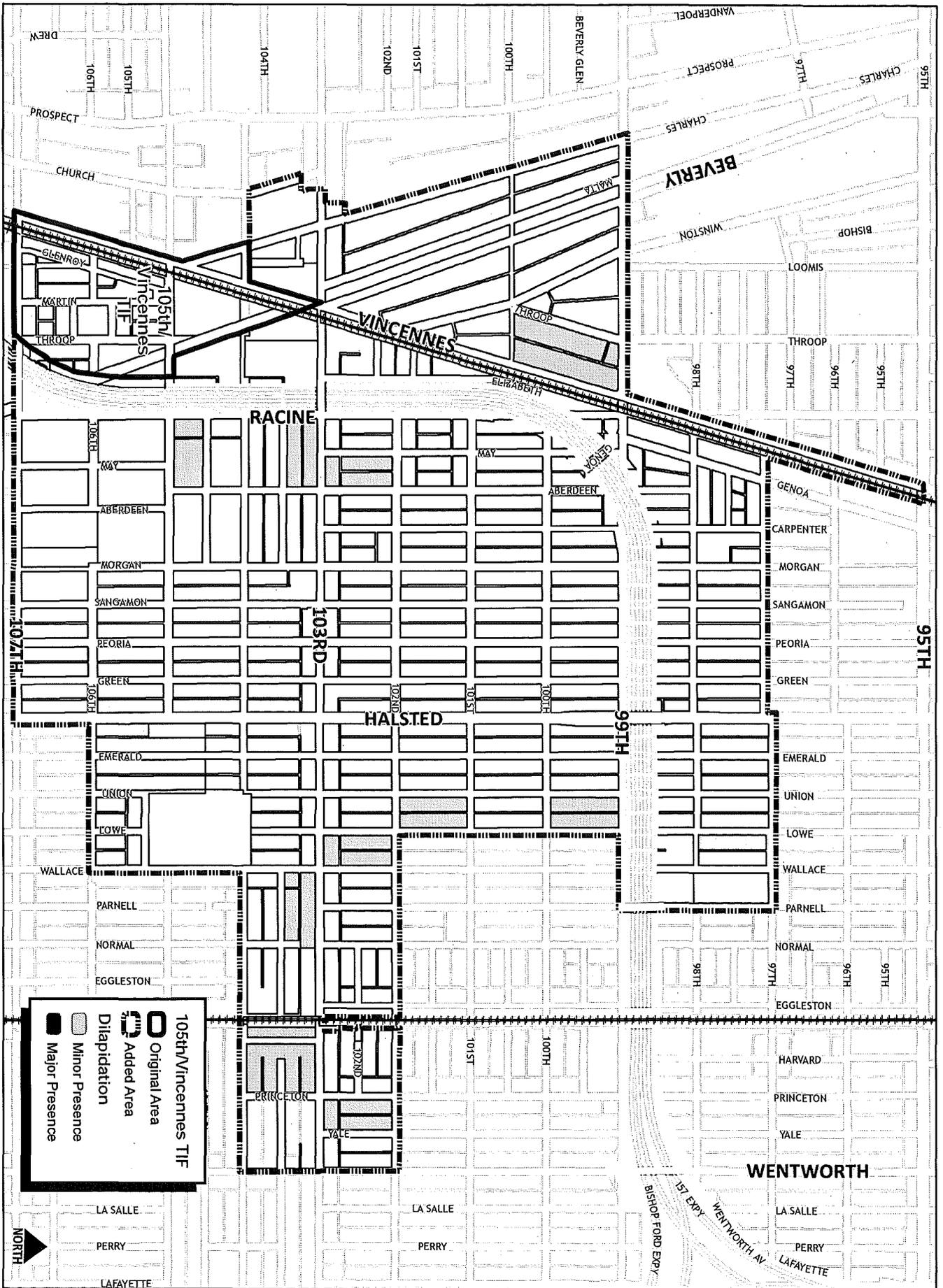
Prepared by JRG Inc. & ERS Inc.
 JUNE 2013

Eligibility Study Figure 1: Added Area Boundary by Block
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT NO. 2



Eligibility Study Figure 2b: **Existing Land Use (EAST)**
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT No. 2

Eligibility Study Figure 3: Dilapidation
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT NO. 2

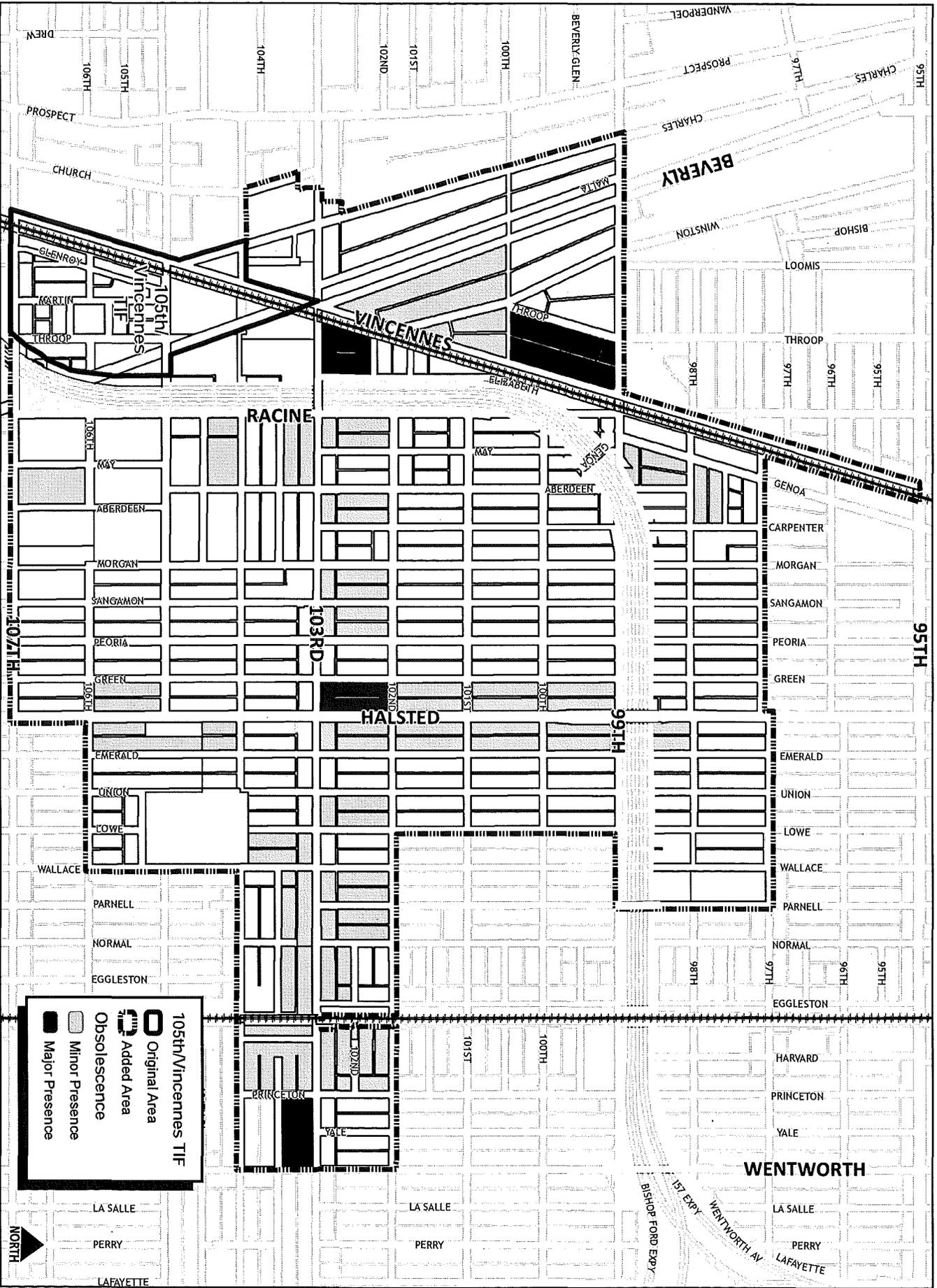


105th/Vincennes TIF

- Original Area
- Added Area
- Dilapidation
- Minor Presence
- Major Presence

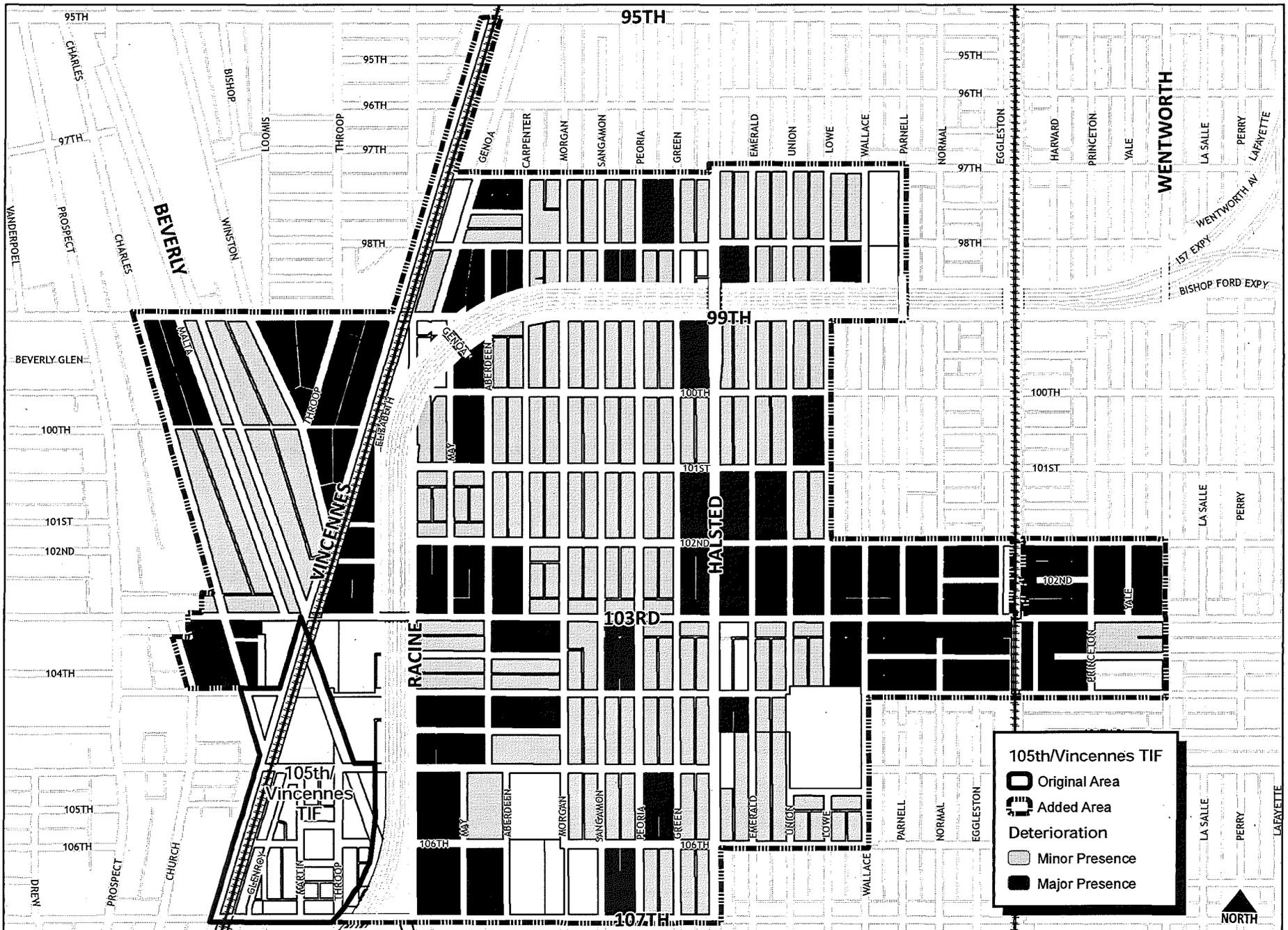
Prepared by JRG Inc. & ERS Inc.
 JUNE 2013

Eligibility Study Figure 4: **Obsolescence**
105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT NO. 2

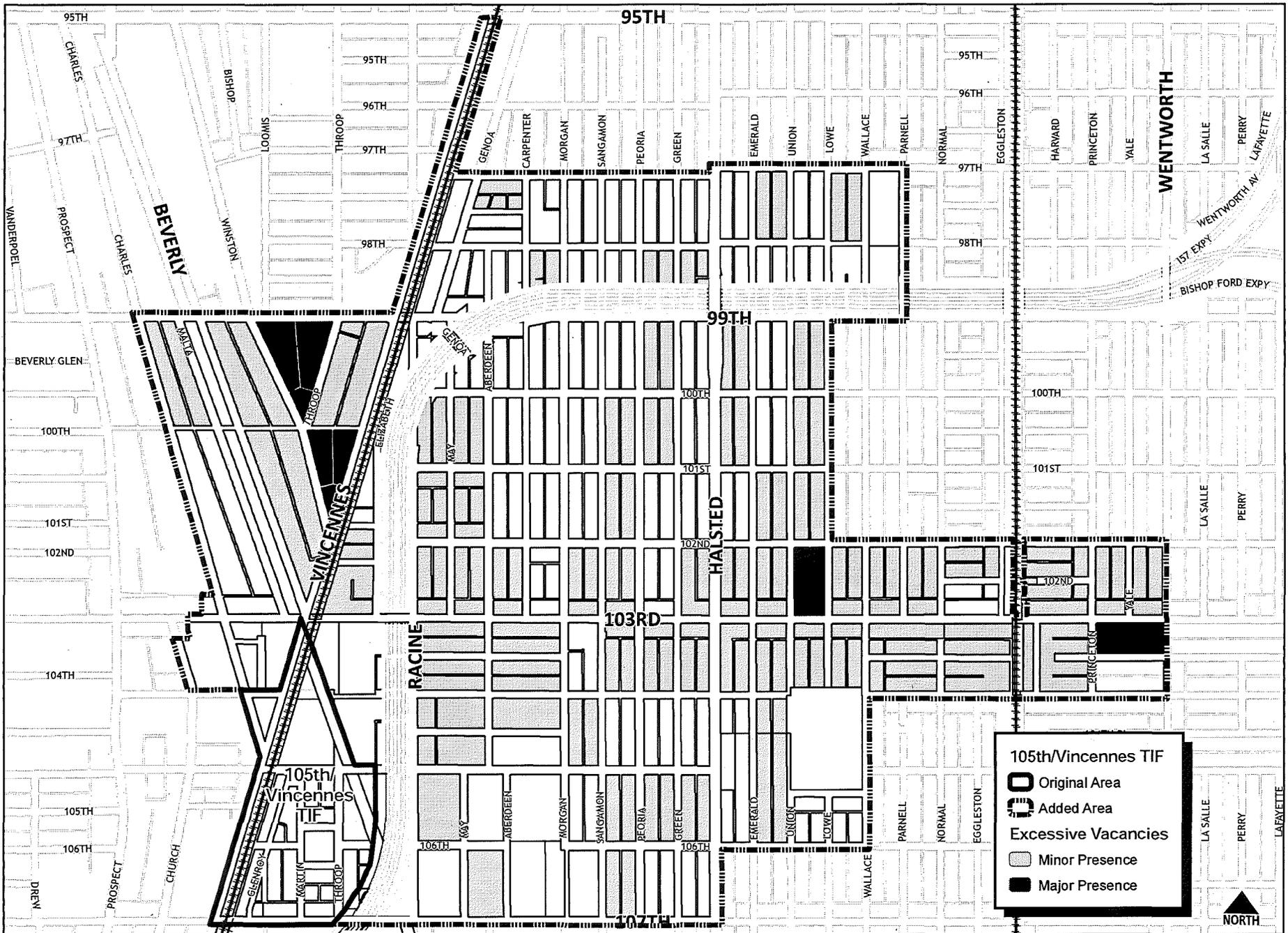


Prepared by JRG Inc. & ERS Inc.
 JUNE 2013

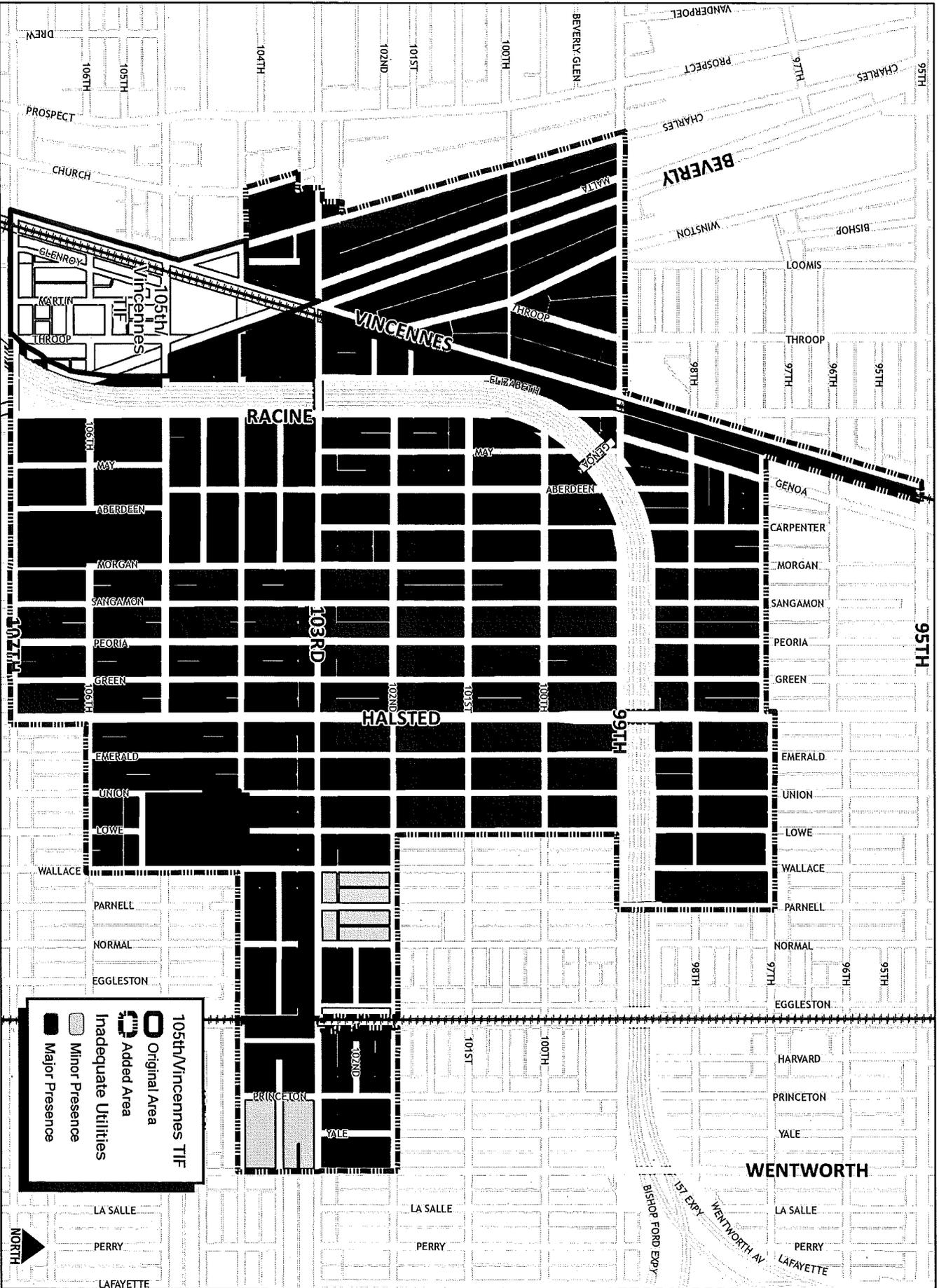




Eligibility Study Figure 5a: **Deterioration-Buildings**
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT No. 2

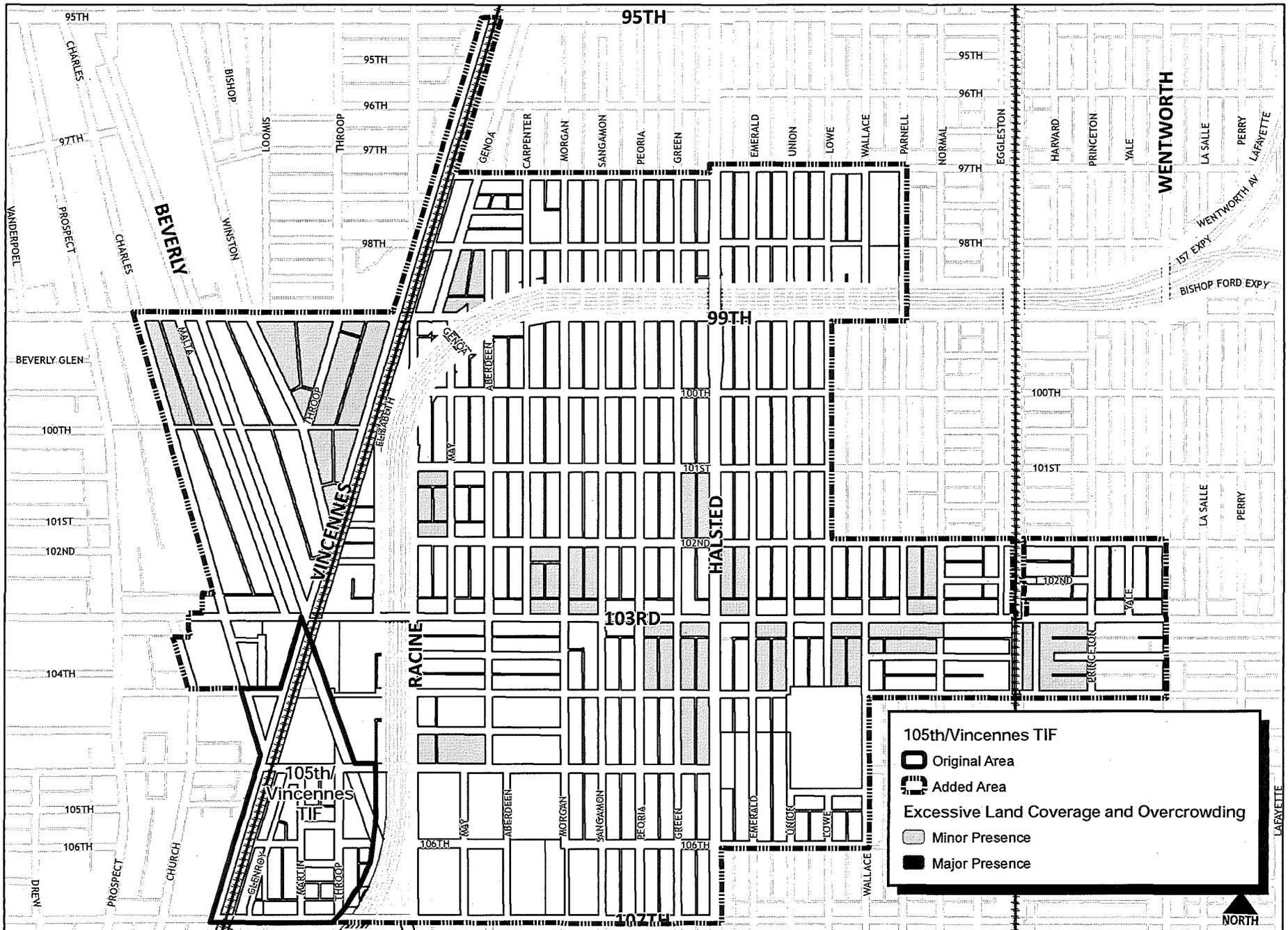


Eligibility Study Figure 6: **Excessive Vacancies**
 105th Street and Vincennes Avenue TIF-AMENDMENT No. 2



Eligibility Study Figure 7: Inadequate Utilities
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT NO. 2

Prepared by JRG Inc. & ERS Inc.
 JUNE 2013



Eligibility Study Figure 8: **Excessive Land Coverage and Overcrowding**
 105TH STREET AND VINCENNES AVENUE TIF-AMENDMENT No. 2

Exhibit IV: *105th and Vincennes Redevelopment Project Area Tax Increment Financing Housing Impact Study*

**105TH STREET AND VINCENNES AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA
HOUSING IMPACT STUDY**

City of Chicago, Illinois

Amendment No. 2

June 28, 2013

City of Chicago
Rahm Emanuel, Mayor

Department of Housing and Economic Development
Andrew J. Mooney, Commissioner

Prepared by:

Johnson Research Group Inc.
343 South Dearborn Street, Suite 404
Chicago, Illinois 60625

Ernest R. Sawyer Enterprises, Inc.
100 North LaSalle Street, Suite 1515
Chicago, Illinois 60602

105TH STREET AND VINCENNES AVENUE

HOUSING IMPACT STUDY

INTRODUCTION

Johnson Research Group (“JRG”) and ERS Enterprises, Inc. (“ERS”), or collectively, the “Consultants” have been engaged to prepare this Amendment Number 2 to the 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan. This Amendment Number 2 to the Original Plan expands the Project Area to include additional tax parcels. As the Original Project Area did not contain any residential units at the time that the Plan was adopted, no Housing Impact Study was required. The Added Area includes residential units and since the adoption of the Original Plan, residential units have been built in the Original Project Area. Therefore, a Housing Impact Study for the Redevelopment Project Area (the Original Project Area plus the Added Area) will be completed pursuant to Section 11-74.4-3(n) (5) of the Act. As required by the Act, ERS conducted the Housing Impact Study for the Redevelopment Project Area.

A Housing Impact Study has been conducted for the 105th and Vincennes Redevelopment Project Area to determine the potential impact of redevelopment on area residents. The irregularly shaped area is generally bounded by 97th Street on the north, 107th Street on the south, Wentworth Avenue on the east, and Charles Street and Vincennes Avenues on the west. As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the Redevelopment Project Plan.

This Housing Impact Study is organized into two parts. Part I describes the housing survey conducted within the Redevelopment Project Area to identify the residential units in number and type, indicating whether they are inhabited or uninhabited and the racial and ethnic composition of the residents. Part II identifies the inhabited residential units in the proposed Redevelopment Project Area that may be removed. Specific elements of the Housing Impact Study include:

PART I – HOUSING SURVEY

- i. Type of residential unit mix; either single-family or multi-family.
- ii. The number and type of rooms within the units, if that information is available.
- iii. Whether the units are inhabited or uninhabited, as determined no less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act as passed.
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census.

PART II – POTENTIAL HOUSING IMPACT

- i. The number and location of those units that will be or may be removed.
- ii. The municipality’s plans for relocation assistance for those residents in the proposed redevelopment project area whose units are to be removed.

- iii. The availability of replacement housing for those residents whose units will be removed, and the identification of the type, location and cost of the replacement housing.
- iv. The type and extent of relocation assistance to be provided.

PART I – HOUSING SURVEY

Part I of this study provides, as required by the Act, the number, type and size of residential units within the Redevelopment Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

i. Number and Type of Residential Units

The number and type of residential units within the Redevelopment Project Area were identified during the housing field survey conducted by ERS as part of the Housing Impact Survey for the area. This survey, completed during December 2012, revealed that the Redevelopment Project Area contains 3,343 residential buildings containing a total of 3,581 residential units. The number of residential units by building type is outlined in **Table 1, Number and Type of Residential Units in the Redevelopment Project Area.**

Table 1: Number and Type of Residential Units in the Redevelopment Project Area

Building Type	Total # of Buildings	Total # of Units
Single Family	3,212	3,212
Multi-Family	108	331
Mixed Use	23	38
TOTAL	3,343	3,581

Source: ERS Enterprises

ii. Number and Type of Rooms in Residential Units

The estimated distribution of residential units within the Redevelopment Project Area by the number of bedrooms is identified in **Table 2, Units by Number of Bedrooms in the Redevelopment Project Area.**

Methodology

The methodology employed to estimate the number of housing units by bedroom number is as follows: Data from the 2010 U.S. Census was gathered for the 14 block groups within eight census tracts overlapping the Redevelopment Project Area – census tracts 4907, 4910, 4911, 7202, 7304, 7305, 7306, and 7307 (“**Redevelopment Project Area Census Block Groups**”) – and the percentage of units in each bedroom category was determined. The total number of occupied residential units in the Redevelopment Project Area, 3,446, was then applied to the Redevelopment Project Area Census Block Group percentages for each category to arrive at an estimated number of households for each bedroom category.

As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Table 2: Units By Number of Bedrooms in the Redevelopment Project Area

Number of Bedrooms	Number of Units	% of Total
No Bedroom	69	2.0%
1 Bedroom	143	4.1%
2 Bedrooms	759	22.0%
3 Bedrooms	1,479	42.9%
4 Bedrooms	676	19.6%
5+ Bedrooms	320	9.3%
TOTAL:	3,446	100.0%

Source: 2010 US Census, ERS Enterprises

iii. Number of Inhabited Units

A survey of inhabited dwelling units within the Redevelopment Project Area was conducted by ERS in December 2012. This survey identified a total of 3,581 residential units, of which 135 (3.8%) were identified as vacant and 3,446 (96.2%) units were identified as inhabited within the Redevelopment Project Area.

iv. Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Redevelopment Project Area is identified in Table 3, Race and Ethnicity Characteristics of Residents in the Redevelopment Project Area, within this section. The methodology used to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was estimated by using demographic data specific to the Redevelopment Project Area Census Tracts. To determine the racial and ethnic composition of the residents in the inhabited residential units for the purpose of this Housing Impact Study, racial and ethnic data from the 2010 U.S. Census was gathered for 305 blocks within the Redevelopment Project Area Census Block Groups ("**Redevelopment Project Area Census Blocks**"). All racial categories are based on categories defined by the U.S. Census Bureau. The average household size in the Redevelopment Project Area was estimated at 2.70 persons using the total population divided by the total households in the Redevelopment Project Area Census Blocks. This number was multiplied by the total inhabited residential units in the Redevelopment Project Area, 3,446, to arrive at an estimated total population of 9,309. The total population figure was then multiplied by the racial category percentages in the Redevelopment Project Area Census Blocks. The breakdown by Hispanic origin is also provided although the U.S. Census Bureau does not categorize Hispanic origin as a racial group.

Table 3: Race and Ethnicity Characteristics of Residents in the Redevelopment Project Area

Race	Percent of Total
White	0.9%
Black or African American	98%
American Indian or Alaskan Native	0.6%
Asian	0.3%
Native Hawaiian or Other Pacific Islander	0.1%
TOTAL:	100.0%

Sources: 2010 US Census, ERS Housing Field Survey

[1] As defined by U.S. Census Bureau

Hispanic Origin	Percent of Total
Hispanic	0.45%
Non-Hispanic	99.55%
TOTAL:	100.0%

Sources: 2010 US Census Bureau, ERS Housing Field Survey

PART II – POTENTIAL HOUSING IMPACT

Part II of this study contains, as required by the Act, information on any acquisition and relocation program, along with replacement housing and relocation assistance.

i. Number and Location of Units That May Be Removed

The primary objectives of the Plan are to improve quality of life in the Redevelopment Project Area and the City through the elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Redevelopment Project Area; develop an environment within the Redevelopment Project Area which will contribute more positively to the health, safety, and general welfare of the City, and preserve or enhance the value of properties adjacent to the Redevelopment Project Area; and an increased real estate tax base for the City and other taxing districts having jurisdiction over the Redevelopment Project Area.

Methodology

Presented below are the three steps used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed or impacted.

- 1) **Properties identified for acquisition.** An acquisition plan has not been prepared as part of the 105th and Vincennes Redevelopment Project Area. Therefore, there are zero (0) occupied housing units that may be impacted due to acquisition.
- 2) **Dilapidation.** As identified above and presented in more detail in the 105th and Vincennes Redevelopment Project Added Area Eligibility Study, there were zero (0) buildings classified as “dilapidated” in the Project Added Area.
- 3) **Changes in land use.** The Land Use Plan, presented in Section V of the Plan identifies the future land uses to be in effect upon adoption of the Plan. When compared to the existing land uses identified, none of the parcels of property currently containing residential uses will be subject to change as a result of proposed future land uses identified under the Plan.

The City has no plans to displace any occupied residential units. Based on the methodology used above, none of the inhabitants will be displaced as the result of the Redevelopment Plan over the 11-year life of the TIF.

ii. Plan for Relocation Assistance

The City’s plans for relocation assistance for those qualified residents in the proposed Redevelopment Project Area whose residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. No specific relocation plan has been prepared by the City as of the date of this report because no project has been approved by the City. Until such a project is approved, there is no certainty that any removal of residences will actually occur.

iii. Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Redevelopment Project Area.

At this juncture there are no plans to remove any residences within the Redevelopment Project Area. However, if replacement housing were needed, a sampling of the availability of housing (within 5 miles) surrounding the Redevelopment Project Area is shown in **Table 4, Survey of Available Rental Housing Units.**

Table 4: Survey of Available Rental Housing Units Surrounding the Redevelopment Project Area

No.	Location	Bed-rooms	Rent	Amenities	Section 8 Accepted	Community
1	9400 S. Laflin	1	\$650	Heat & Appliances Incl.	No	Beverly
2	9400 S. Laflin	2	\$750	Heat & Appliances Incl.	No	Beverly
3	7959 S. Ashland	2	\$695	Heat Included		Auburn Gresham
4	7800 S. Marshfield	2	\$825	Newly Rehabbed		Auburn Gresham
5	10300 S. Parkside	2	\$885	Free Water		Oak Lawn Auburn
6	8022 Honore St.	2	\$950	Appliances Included	No	Gresham
7	9543 S. Racine	1	\$700	Heat & Appliances Incl. Heat & Hot Water	No	Morgan Park
8	815 E 81 st St	1	\$525	Included	No	Chatham
9	8000 S. Maryland	2	\$760	Newly Rehabbed	Yes	Chatham
10	7953 S. Dobson	2	\$800	Free Heat	Yes	Chatham
11	11036 S. Vernon Ave	2	\$795		Yes	
12	143 103 rd Place	4	\$1300	Full basement	No	West Pullman Washington
13	1007 W. 104 th Place	4	\$1499	Newly Rehabbed	Yes	Heights Washington
14	10340 S. Peoria St.	4	\$1400	Newly Renovated	No	Heights Washington
15	10538 S. Aberdeen	4	\$1400		No	Heights Washington
16	10118 S. May	5	\$1600		No	Heights Washington
17	10655 S. May	3	\$1300	Newly Rehabbed	Yes	Heights
18	1249 W. 108 th Place	2	\$950		No	Morgan Park
19	11258 S. Aberdeen	1	\$600	Newly Rehabbed	No	Morgan Park
20	11317 S. Carpenter St.	4	\$900		No	Morgan Park

Sources: Chicago Sun-Times, Chicago Tribune, Forrent.com and Zillow.com

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the *Chicago Sun-Times* and *Chicago Tribune*, as well as from Internet listings on Forrent.com and Zillow.com. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times would likely reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year.

iv. Type and Extent of Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Redevelopment Project Area.

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Based on demographics information in the Project Area Census Block Groups and the income limits provided by United States Department of Housing and Urban Development ("HUD"), ERS concludes that approximately 13.1% of the households within the Redevelopment Project Area can be classified as very, very low-income, 18.1% of the households may be classified as very low-income, and 18.1% of the households may be categorized as low-income, as defined by Section 3 of the *Illinois Affordable Housing Act, 1 310 ILCS 65/3*. These statutory terms have the following meanings:

- a. "low-income households" means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937;
- b. "very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;
- c. "very, very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than

30 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and

- d. "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Collectively, low-income, very low-income and very, very low-income households are estimated to represent 49.3% of the inhabited households in the Redevelopment Project Area. After adding a fourth income category – moderate-income households – the Redevelopment Project Area’s collective households with incomes at or below the moderate income level are estimated at 68.6% of the inhabited households in the Redevelopment Project Area. To calculate the number of households at each income category, the Redevelopment Project Area Census Block Group percentages were applied to the total inhabited units in the Redevelopment Project Area and the results are summarized in **Table 5, Redevelopment Project Area Household Income - 2010.**

Table 5: Redevelopment Project Area Household Income 2010

Income Category	Annual Income Range	# of Households	% of Households
Very, Very Low Income	\$0 - \$17,647	451	13.1%
Very Low Income	\$17,648 - \$29,412	624	18.1%
Low Income	\$29,413 - \$47,060	624	18.1%
Moderate Income	\$47,061 - \$70,590	665	19.3%
Above Moderate Income	\$70,591 or Above	1,082	31.4%
TOTAL		3,446	100%

U.S. Department of Housing and Urban Development, 2010 U.S. Census, ERS Research and Field Survey

Replacement housing for any displaced households over the course of the 23-year life of the 105th and Vincennes Redevelopment Project Area are strongly encouraged to be affordable at the above referenced income levels. It should be noted that these income levels are likely to change over the 23-year life of the Redevelopment Project Area as both median income and income levels within the Redevelopment Project Area change.

Exhibit V: 105th Street and Vincennes Avenue TIF Redevelopment Project Area and Plan, including Amendment No. 1

**AMENDED 105th STREET AND VINCENNES AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Chicago, Illinois

May 12, 1997
Revised September 20, 2001
Amended November 30, 2005

Prepared by:
Johnson Research Group, Inc.

This Amended Redevelopment Plan includes changes that may be considered substantial in nature. These changes may replace some or all of the revisions that were made in 2001. The 2001 revisions were not substantial in nature and were marked, "Revised as of September 20, 2001" in the footer of individual pages where revisions were made. All pages of this Amended Redevelopment Plan are marked "Amended November 30, 2005" regardless of whether a 2005 change has been proposed for that individual page.

**AMENDED 105th STREET AND VINCENNES AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Chicago, Illinois

Prepared by:
Johnson Research Group, Inc.

May 12, 1997
Revised September 20, 2001
Amended November 30, 2005

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EXHIBIT I: ESTIMATED REDEVELOPMENT PROJECT COSTS

EXHIBIT II: 105TH STREET AND VINCENNES AVENUE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY DATED MAY 12, 1997

I. INTRODUCTION

The City of Chicago (the "City") is recognized throughout the world as the urban center of America's heartland, serving as a focal point of commerce, industry, finance, culture and education. The City is known for its economic wealth and vitality as well as its diverse population, eclectic neighborhoods and rich cultural heritage.

The subject of this report is an approximately 57.8 acre area located along the east side of Vincennes Avenue, between 103rd Street and 107th Street in the Washington Heights Community Area. Located approximately 11 miles south of the City's "Loop," the Washington Heights Community Area reflects much of the culture and diversity for which the City is known.

Settlement of the Washington Heights Community Area began in the 1860s, when railroad workers began to inhabit "the Crossing" of the Rock Island Railroad and the Panhandle Line (Pittsburgh, Cincinnati, Chicago and St. Louis Railroad) near the intersection of 103rd Street and Vincennes Avenue. The combination of excellent rail transportation and available land attracted the Chicago Bridge and Iron Works Company (CB&I) to the Crossing. This company provided jobs and a way of life to Washington Heights residents for more than 80 years. The suburb of Washington Heights grew quickly around the railroad station and was annexed to Chicago in 1890. Washington Heights remained largely vacant until housing booms in the 1920s and again following World War II, which resulted in the construction of primarily single family homes. By 1950, the area reached residential maturity and by 1970 population reached an all time high of 36,540. Over the last two decades, Washington Heights has lost 6,600 residents from a 1980 population of 36,453 to a year 2000 population of 29,843.

Washington Heights continues to be a middle class neighborhood. Three-fourths of the existing units are single-family structures and owner occupied. However, the community area lost housing units for the first time in the 1980s because virtually no new structures were built to replace demolitions over the decade. The site of the former Chicago Bridge and Iron Works Company spans 4 city blocks, has been largely vacant for more than 20 years, with little or no new private development or rehabilitation occurring on the site or in the area immediately surrounding it.

As part of a strategy to encourage managed growth and stimulate private investment on the site of the former Chicago Bridge and Iron Works Company and in the surrounding area, Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP"), was engaged to investigate whether an approximately 57.8 acre area qualifies as a "conservation area," a "blighted area," or a combination of both blighted and conservation areas under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended (the "Act"). The area under investigation is generally bordered by 103rd Street on the north, the extension of the Dan Ryan Expressway (I-57) on the east, 107th Street on the south, and Vincennes Avenue on the west and is referred to as the 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area").

The Project Area, described in more detail below as well as in the accompanying *105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area Eligibility Study* (the "Eligibility Study"), has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without the efforts and intervention of the City. Based on a proposed residential development plan, the *105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project and Plan* (the "Redevelopment Plan") and the accompanying Eligibility Study were prepared in 1997 and presented for public hearing but were not adopted at that time. Minor revisions were made to the Redevelopment Plan in 2001 to reflect updated Equalized Assessed Valuation and existing conditions in the Project Area. The Redevelopment Plan was adopted on October 3, 2001. Shortly thereafter, the developer of the proposed residential development filed for bankruptcy and the development did not occur. Johnson Research Group, Inc. was engaged by the development team of MGM Construction Company and The Terrell Group in 2005 with a new residential development proposal in the Project Area. To achieve the objectives of the original Redevelopment Plan and ensure the successful residential development of the 105th Street and Vincennes Avenue Project Area, it has become necessary to amend language and data contained herein, which will be referred to as the *Amended 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Area Project and Plan* (the "Amended Redevelopment Plan"). The related Eligibility Study has not been amended or revised since its preparation in 1997 and adoption in 2001.

This Amended Redevelopment Plan summarizes the analyses and findings of TPAP and Johnson Research Group's (the "consultants") work, which, unless otherwise noted, is the responsibility of the consultants. The City is entitled to rely on the findings and conclusions of this Amended Redevelopment Plan in designating the Redevelopment Project Area as a redevelopment project area under the Act. TPAP has prepared this Amended Redevelopment Plan, which includes as an Exhibit, the related Eligibility Study prepared by TPAP with the understanding that the City would rely (i) on the findings and conclusions of the Amended Redevelopment Plan and the related Eligibility Study in proceeding with the adoption and implementation of the Amended Redevelopment Plan, and (ii) on the fact that the consultants have obtained the necessary information so that the Amended Redevelopment Plan and the related Eligibility Study will comply with the Act.

A. TAX INCREMENT FINANCING

In January 1977, Tax Increment Financing ("TIF") was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance redevelopment project costs (sometimes referred to as "Project Costs" or "Redevelopment Project Costs") with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed valuation ("EAV") of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within a project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. All taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such excess amounts are not otherwise pledged, earmarked or designated for future usage on other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid and the project area's term has expired or has been terminated.

B. THE 105TH STREET AND VINCENNES AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

The 105th Street and Vincennes Avenue Tax Increment Redevelopment Project Area (the "Project Area") consists of an area of approximately 57.8 acres, including perimeter and interior streets. The area also contains 1 active rail line servicing both Metra commuter and freight trains and 1 vacated rail line. The Project Area is located along the western edge of the Washington Heights community area on the City's south side and is generally bordered on the north by 103rd Street; on the east by the I-57 Expressway right-of-way; on the south by 107th Street; and on the west by Vincennes Avenue, including the small triangular block bordered by Charles Street and 104th Street. The smaller triangular block is included in the Project Area because its condition is more similar to those found in the Project Area than in the adjacent residential areas. Figure 1, *Project Area Boundary*, illustrates the boundary of the Project Area.

Although the internal street system is deficient, access to the Project Area from the surrounding community is generally good from all directions. Vincennes Avenue, 107th Street and 103rd Street provide access to the surrounding community as well as to the I-57 Expressway.

The Project Area consists of 8 irregularly shaped tax blocks, 3 of which contain exempt parcels and 5 of which contain taxable parcels. The largest of these blocks is comprised of 1 large parcel formerly the site of the Chicago Bridge and Iron Works Company. The irregular shape of the blocks within the Project Area is due primarily to the diagonal alignments of Vincennes Avenue and the Rock Island and Pacific Railroad, a rail line currently operated by Metra. Although the

Project Area is predominantly vacant, the Metra Commuter Station is located north of 104th Street, within the boundaries of the Project Area. A self-storage facility, built in 2003, is located immediately south of the commuter station.

In general, the Project Area is characterized by a large portion of vacant and underutilized land, deteriorated and obsolete buildings, extensive fly dumping, and the presence of building debris, high weeds and junk storage. The internal street system is fragmented and deficient, and there is an overall lack of sidewalks, curbs and gutters throughout the Project Area.

In addition to the 2 diagonal rights-of-way highlighted above, several other conditions have influenced the overall shape and character of the Project Area. First, construction of the I-57 Expressway along the eastern edge of the Project Area effectively cut off the Project Area from the residential neighborhood and the typical grid street pattern located to the east. Second, closure of the Chicago Bridge and Iron Works Company more than 20 years ago resulted in a large vacant parcel in the heart of the Project Area. Third, removal of the former Pittsburgh, Cincinnati, Chicago & St. Louis Railroad, which bisects the Project Area in a northwest to southeast direction, resulted in additional vacant land. Fourth, vacant parcels are widely scattered throughout the remaining blocks within the Project Area. Finally, the small triangular block bordered by St. Charles Street, Vincennes Avenue, and 104th Street is characterized by vacancies, obsolescence and physical deterioration.

The Project Area is dominated by the former Chicago Bridge and Iron Works plant site. A combination of long-term vacancy, weather damage, lack of building maintenance, fly dumping, and the existence of old foundations and other building remains and debris has resulted in extreme deterioration and a negative impact on adjacent property.

C. THE AMENDED 105TH STREET AND VINCENNES AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AND PLAN

As evidenced in Section VI, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of TIF.

This Amended Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate growth and private investment in the Project Area as a whole. The goal of the City, through the implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned development basis to ensure that private investment in new development and rehabilitation occurs:

1. On a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service and urban design systems are functionally integrated and meet present-day principles and standards;

2. On a reasonable, comprehensive and integrated basis to ensure that the factors of blight are eliminated;
3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the City; and
4. With a reasonable mix of new development and rehabilitation which supports and takes advantage of labor, financial institutions, and other resources or needs to be served within the community.

The Amended Redevelopment Plan sets forth the overall Redevelopment Project to be undertaken to accomplish the above-stated goal. During the implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements and intergovernmental agreements with private or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels or any other lawful purpose. Items (i) and (ii) are collectively referred to as "Redevelopment Projects."

The Amended Redevelopment Plan specifically describes the Project Area and summarizes the blighting factors which qualify the Project Area for designation as a blighted area as defined in the Act.

Successful implementation of this Amended Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the conditions of blight which have limited development of the Project Area by the private sector.

The use of Incremental Property Taxes will permit the City to direct, implement, and coordinate public improvements and activities, which are intended to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. The anticipated benefits include:

- An increased property tax base arising from new residential and commercial development and the rehabilitation of existing buildings;
- Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties;
- Increased opportunities for affordable housing within the City;
- Remediation of environmental contamination and the removal of a potential hazard to the health, safety and welfare of the surrounding community; and
- Increased job opportunities during the construction portions of the Redevelopment Project.

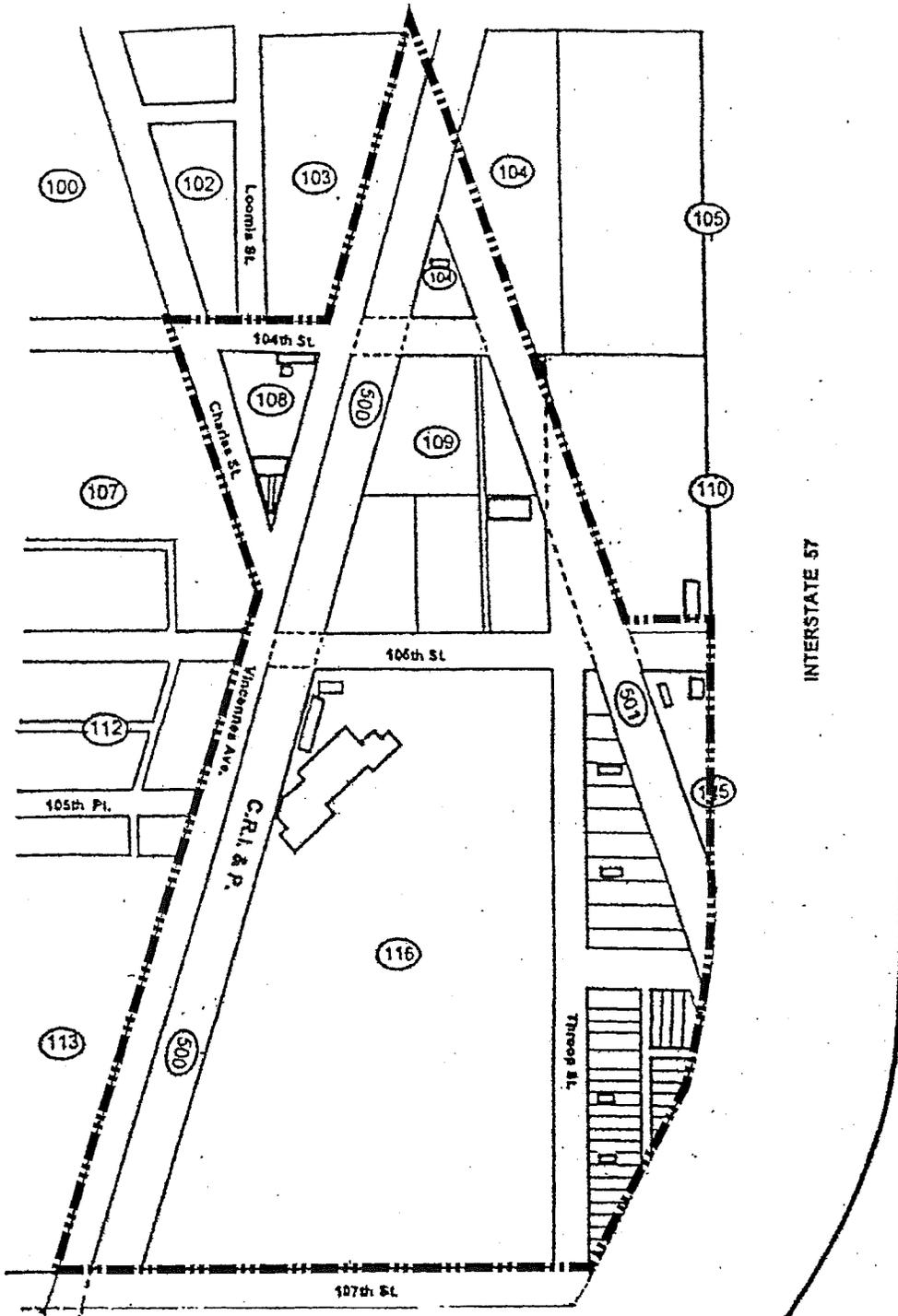
II. LEGAL DESCRIPTION

The boundaries of the Project Area have been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Amended Redevelopment Plan. The boundaries are shown in Figure 1, *Project Area Boundary*, and are generally described below:

The Project Area is generally bordered on the north by 103rd Street; on the east by the I-57 Expressway right-of-way; on the south by 107th Street; and on the west by Vincennes Avenue, including the small triangular block bordered by Charles Street and 104th Street.

The boundaries of the Project Area are legally described as follows:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TAKEN AS A TRACT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 107TH STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF VINCENNES AVENUE; THENCE NORTHEASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF CHARLES STREET; THENCE NORTHWESTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 104TH STREET; THENCE EASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF VINCENNES AVENUE; THENCE NORTHEASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER PITTSBURGH CINCINNATI CHICAGO & ST. LOUIS RAILROAD; THENCE SOUTHEASTERLY ON THE LAST DESCRIBED LINE TO THE NORTH RIGHT-OF-WAY LINE OF 105TH STREET; THENCE EASTERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 57 EXPRESSWAY; THENCE SOUTHERLY ON THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 107TH STREET; THENCE WESTERLY ON THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



INTERSTATE 57

Project Area Boundary



Figure 1
Project Area Boundary

105th Street & Vincennes Avenue

Chicago, IL

Tax Increment Financing Redevelopment Area

Prepared by: **URS•TPAP**

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report which presents the definition, application and extent of the blight factors in the Project Area. The report, prepared by TPAP and entitled "105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area Eligibility Study," is attached as Exhibit II to this Amended Redevelopment Plan.

A. PROJECT AREA ELIGIBILITY

Based upon surveys, inspections and analyses conducted by TPAP, the Project Area qualifies as a "blighted area" within the requirements of the Act. The Project Area is characterized by the presence of a combination of 5 or more of the blight factors listed in the Act for improved areas, rendering the area detrimental to the public safety, health and welfare of the citizens of the City. Specifically,

- Of the fourteen factors for "improved" blighted areas as set forth in the Act, 9 are present to a major extent and 1 is present to a minor extent.
- These 10 factors are reasonably distributed throughout the entire Project Area.
- The entire Project Area is impacted by and shows the presence of these 10 factors.
- Of the 7 criteria for "vacant" blighted areas as set forth in the Act, 3 are present within the Project Area.
- The Project Area includes only real property and improvements substantially benefited by the Redevelopment Project.

B. SURVEYS AND ANALYSES CONDUCTED

The blight factors found to be present in the Project Area are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted include:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, lighting, curbs and gutters, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to the current zoning ordinance and zoning map;
5. Comparison of exterior building conditions to property maintenance codes of the City;
6. Analysis of original and current platting and building size and layout;
7. Analysis of vacant sites and vacant buildings; and
8. Review of previously prepared plans, studies and data.

IV. REDEVELOPMENT GOALS AND POLICIES

Comprehensive and coordinated area-wide investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, additional construction employment and job training opportunities and an increase in the number and quality of affordable housing opportunities.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. Section V of this Amended Redevelopment Plan presents more specific objectives for development and design within the Project Area, and describes the redevelopment activities the City intends to undertake to achieve the redevelopment goals and objectives presented in this Section.

A. GENERAL GOALS

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Amended Redevelopment Plan.

1. An improved quality of life in the Project Area, the Washington Heights Community Area and the City through the elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
2. An environment within the Project Area which will contribute more positively to the health, safety and general welfare of the City, and preserve or enhance the value of properties adjacent to the Project Area.
3. An increased real estate tax base for the City and other taxing districts having jurisdiction over the Project Area.

B. REDEVELOPMENT OBJECTIVES

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Reduce or eliminate those conditions which qualify the Project Area as a blighted area. These conditions are described in detail in Exhibit II to this Amended Redevelopment Plan.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Project Area and the City by increasing taxable values and affordable housing opportunities.

4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Amended Redevelopment Plan and contemporary development needs and standards.
5. Create an environment which stimulates private investment in new construction and rehabilitation.
6. Provide needed improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
7. Provide needed incentives to encourage a broad range of improvements in preservation, rehabilitation and new development.
8. Create new job opportunities for City residents utilizing appropriate job training and hiring programs.
9. Establish job training and job readiness programs to provide residents of the City with the skills necessary to secure jobs in the Project Area during the construction period.
10. Provide opportunities for women-owned and minority-owned businesses to share in the redevelopment of the Project Area.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by private entities in furtherance of this Amended Redevelopment Plan. The Redevelopment Project described in this Amended Redevelopment Plan and pursuant to the Act includes the overall redevelopment concept, development and design objectives, a description of redevelopment improvements and activities, a general land use plan, estimated redevelopment project costs, a description of sources of funds to pay estimated redevelopment project costs, a description of obligations that may be issued, identification of the most recent EAV of properties in the Project Area, and an estimate of future EAV.

A. OVERALL REDEVELOPMENT CONCEPT

The Project Area should be redeveloped as a cohesive and distinctive urban neighborhood. It should consist of residential development that complements and enhances the range and styles of the existing housing stock in the community; limited commercial development that is compatible with surrounding residential uses; and complementary open space and pedestrian amenities.

The Project Area should be served by a street system and public transportation facilities that provide safe and convenient access to and circulation within the Project Area. New development should be served by a street network that reflects and extends the traditional grid street system which exists in surrounding areas.

The Project Area should be characterized by a planned network of open spaces and private development which will organize and provide focus to the Project Area. An open space network should be created which links residential areas, parks and public spaces, landscaped streets and surrounding neighborhood amenities.

The Project Area should have a coherent neighborhood design and character. Individual developments should be visually and physically linked within the Project Area and to the larger community. The Project Area should respect Chicago's traditional neighborhood form, which is characterized by a grid pattern of streets, buildings facing the street, and a human scale that is attractive and inviting for pedestrians.

The Project Area should become an attractive and desirable "neighborhood of choice" which provides new affordable housing opportunities, and complements the sound existing community areas located nearby.

B. DEVELOPMENT AND DESIGN OBJECTIVES

Listed below are the specific development and design objectives which will assist the City in directing and coordinating public and private improvement and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Amended Redevelopment Plan.

Land Use

- Promote comprehensive, area-wide redevelopment of the Project Area as a planned and cohesive urban neighborhood.
- Remove or minimize physical barriers and other impediments to unified development.
- Promote quality new residential developments throughout the Project Area.
- Provide sites for a wide range of affordable housing types.
- Promote housing types that accommodate a diverse mix of households and income levels.
- Allow for limited and compatible commercial development in selected locations.
- Promote commercial uses that support the needs of the area's residents and employees.
- Ensure a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.
- Encourage maintenance and upgrading of existing commercial and industrial uses.
- Locate parks, open spaces and other community facilities within walking distance of residential developments.

Transportation and Infrastructure

- Maintain and extend the grid pattern of streets and blocks that exists in surrounding areas.
- Improve street connections between the Project Area and surrounding neighborhoods to the east and west.
- Improve east-west circulation to and through the Project Area.
- Improve north-south circulation through the Project Area.
- Provide improved at-grade rail crossings at 107th, 105th and 104th Streets.
- Upgrade infrastructure throughout the Project Area.

Open Space and Pedestrian Facilities

- Develop new, easily accessible neighborhood parks in the vicinity of new residential developments.
- Provide community parks to help serve the population within the surrounding area.
- Provide well-defined and safe pedestrian connections between residential developments within the Project Area, and between the Project Area and nearby neighborhood destinations.

Urban Design

- Establish a distinctive and cohesive visual identity for the Project Area.
- Ensure that all new development reflects Chicago's traditional grid pattern of streets and blocks.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.
- Enhance the appearance of the Project Area by landscaping the streets and creating areas for pedestrian activity.
- Preserve buildings with historic and architectural value.
- Require new developments to respect the architectural character and scale of the surrounding community.
- Provide distinctive design features, including landscaping and signage, at the major entryways into the Project Area.
- Screen the Metra - Chicago, Rock Island and Pacific Railroad corridor through the use of berming and landscaping.

C. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Amended Redevelopment Plan to construct, rehabilitate, renovate or restore improvements for public or private facilities on one or several parcels or any other lawful purpose (collectively referred to as "Redevelopment Projects"). Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Amended Redevelopment Plan and which include affordable housing requirements as described below.

Developers who receive TIF assistance for market-rate housing are to set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income.

1. Property Assembly

Property acquisition and land assembly by the private sector in accordance with this Amended Redevelopment Plan will be encouraged by the City. To meet the goals and objectives of this Amended Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and redevelopment.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Amended Redevelopment Plan.

2. Relocation

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City subsequent to this Amended Redevelopment Plan may be provided with relocation advisory and financial assistance as determined by the City. In the event that the implementation of the Amended Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Amended Redevelopment Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

3. Provision of Public Works or Improvements

The City may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Amended Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) *Streets and Utilities*

A range of individual roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) *Parks, Open Space and Landscaping*

Improvements to existing or future parks, open spaces and public plazas may be provided and a range of public improvements, including, the construction of public walkways, screening the active railroad through berming, landscaping, lighting and general beautification improvements which may be provided for the use of the general public.

4. Rehabilitation of Existing Buildings

The City will encourage the rehabilitation of buildings that are basically sound and/or historically significant, and are located so as not to impede the Redevelopment Project.

5. Job Training and Related Educational Programs

Programs designed to increase the skills of the labor force that would take advantage of the employment opportunities within the Project Area may be implemented.

6. Taxing Districts Capital Costs

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Amended Redevelopment Plan.

7. Interest Subsidies

Funds may be provided to developers or redevelopers for a portion of interest costs incurred by a developer or redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; and
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the developer or redeveloper with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make the payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) costs paid or incurred by a developer or redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
- (e) Up to 75 percent of interest costs incurred by a developer or redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

8. Affordable Housing

Funds may be provided to developers for up to 50 percent of the cost of construction, renovation and/or rehabilitation of all new low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.

9. Analysis, Administration, Studies, Surveys, Legal, etc.

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the City and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Amended Redevelopment Plan.

D. GENERAL LAND-USE PLAN

Figure 2 presents the General Land-Use Plan that will be in effect upon adoption of this Amended Redevelopment Plan.

As indicated in Figure 2, the Project Area should be redeveloped as a planned and cohesive urban neighborhood providing sites for a range of housing types, parks and open space, and limited new commercial development. The various land uses should be arranged and located so that there is a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.

The Land-Use Plan divides the Project Area into 5 subareas, each of which would be suitable for a somewhat different mix of uses and scale and character of development.

- Subarea 1 includes the major portion of the Project Area, and is generally bounded by 107th Street on the south; Throop Street on the east; 104th Street on the north; and the Metra railroad on the west. Subarea 1 also includes the vacated rail line right-of-way between 104th Street and 105th Street. This Subarea should be devoted primarily to planned residential development. A wide variety of housing types and styles could be accommodated, provided they are compatible with adjacent developments and are consistent with the overall objectives for the Project Area. Parks and institutional uses could also be appropriate in selected locations.
- Subarea 2 includes the properties along the east side of Throop Street, between 107th and 105th Streets and includes the portion of the vacated rail line right-of-way between 105th and 106th Streets. This Subarea would be suitable for residential development similar to that permitted in Subarea 1; parks, playgrounds and open spaces; public and institutional.
- Subarea 3 includes the triangular area east of the vacated rail line right-of-way, between 105th Street and 106th Street and encompasses the existing industrial use at this location. Although the existing use could remain, the site and building should be upgraded and improved, and the property screened and buffered from the adjacent residential area. If this property is redeveloped, it should be devoted to residential uses, similar to that recommended for Subarea 1.
- Subarea 4 includes the small triangular block along the west side of Vincennes Avenue, just south of 104th Street. This Subarea would be suitable for small-scale new commercial development; public uses; off-street parking; or public open space. The existing fire station building has historic interest and adaptive reuse of this structure should be encouraged.
- Subarea 5 includes the triangular area generally bounded by 103rd Street on the north; Vincennes Avenue on the west; 104th Street on the south; and the eastern boundary of the vacated rail line right-of-way on the east. This Subarea includes the Metra commuter station building and the vacated rail line right-of-way between 103rd Street and 104th Street. While the existing use should remain, additional parking should be considered for Metra commuters uses; or limited and compatible commercial development.

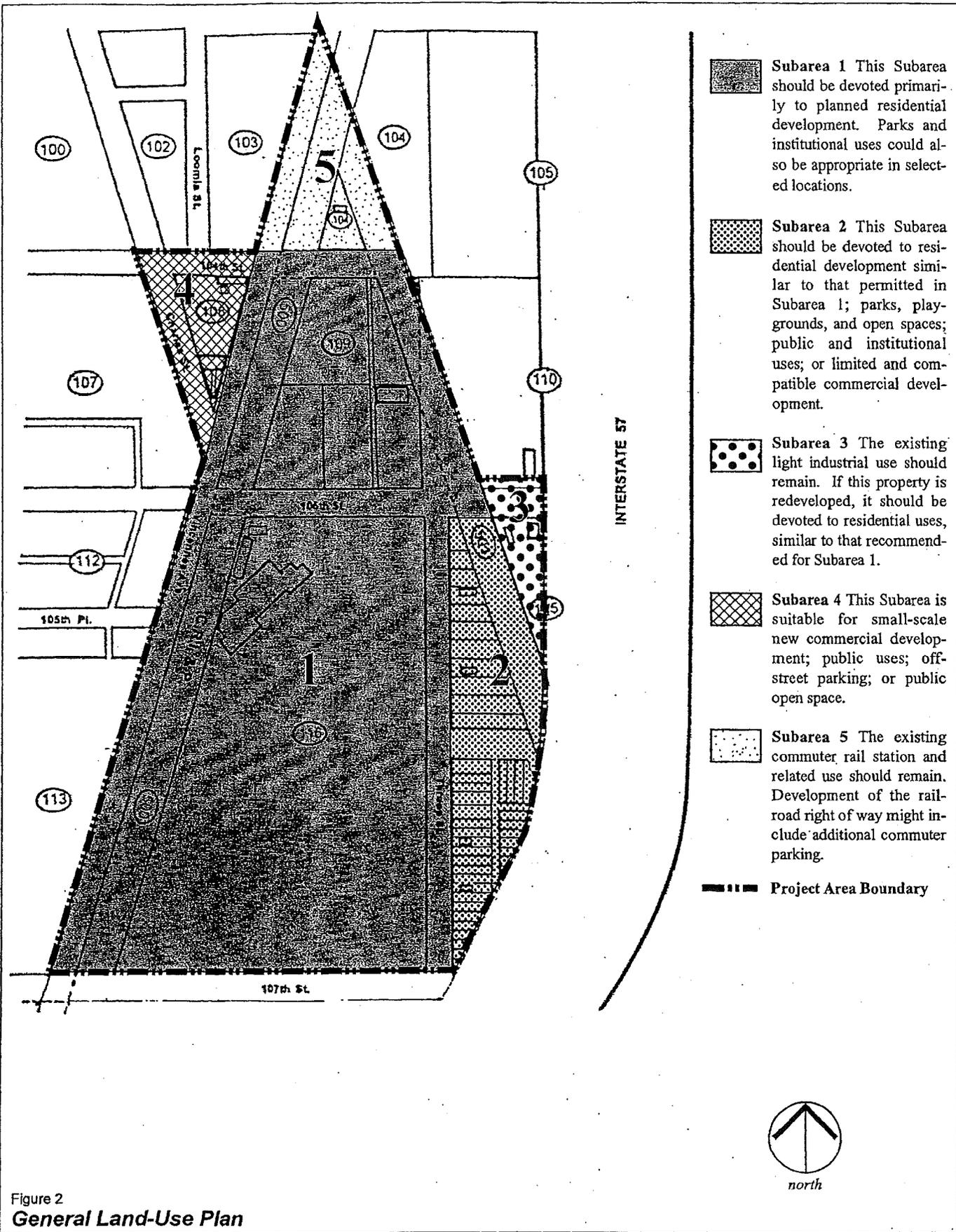


Figure 2
General Land-Use Plan



E. REDEVELOPMENT PROJECT COSTS

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Amended Redevelopment Plan (the "Redevelopment Project Costs").

In the event the Act is amended by the Illinois General Assembly after the date of the approval of this Amended Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Amended Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Amended Redevelopment Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Exhibit I or otherwise adjust the line items in Exhibit I without amendment to this Amended Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Amended Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Amended Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Amended Redevelopment Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment

project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the Project Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Washington Heights Community Area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Amended Redevelopment Plan ;
- i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Section V.C.2 above) or otherwise determines that the payment of relocation costs is appropriate;
- j) Payment in lieu of taxes, as defined in the Act;
- k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38,

805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code 105 ILCS 5/10-22.20a and 5/10-23.3a;

- l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) costs paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - 5. Up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or units school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Up to 50 percent of the cost of construction, renovation and/or rehabilitation of all new low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et. seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Amended Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit I of this Amended Redevelopment Plan. All estimates are based on 2004 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Amended Redevelopment Plan.

Redevelopment Project Costs described in this Amended Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Amended Redevelopment Plan.

F. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived partially from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than Incremental Property Taxes, and the City may then be reimbursed from such costs from Incremental Property Taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net Incremental Property Taxes received from the Project Area to pay eligible redevelopment projects costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Amended Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, *et seq.*). If the City finds that the goals, objectives and financial success of such contiguous

redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Amended Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit I of this Amended Redevelopment Plan.

G. ISSUANCE OF OBLIGATIONS

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e. City Council approved the Redevelopment Plan and designated the Project Area on October 3, 2001), by December 31, 2025. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Amended Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

H. VALUATION OF THE PROJECT AREA

1. The Certified Initial EAV of Properties in the Project Area

The Certified Initial EAV of all properties in the Project Area is \$1,268,074. This figure is based on 2000 EAV, certified by the County Clerk of Cook County, Illinois. The Certified Initial EAV of the Project Area is summarized by tax parcel in Table 1, Certified Initial EAV by Tax Parcel.

2. Anticipated Equalized Assessed Valuation

By the year 2024 (Collection Year 2025) and following the completion of the Redevelopment Project, the EAV of the Project Area is estimated to total approximately \$34.5 million. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) The EAV of existing development and new development will inflate at the rate of 3 percent per annum; 3) 233 housing units of a mixed variety will be constructed with an average sales price of \$286,762 per unit; and 4) the 5-year average state equalization factor of 2.3284 is used in all years to calculate estimated EAV.

TABLE 1: CERTIFIED INITIAL EAV BY TAX PARCEL

Tax Parcel	Certified 2000 EAV	Tax Parcel	Certified 2000 EAV
25-17-104-010-0000	Exempt	25-17-117-011-0000	2,139
25-17-108-001-0000	Exempt	25-17-117-012-0000	2,139
25-17-108-003-0000	14,573	25-17-117-013-0000	2,139
25-17-108-005-0000	Exempt	25-17-117-014-0000	10,747
25-17-109-014-0000	37,815	25-17-117-015-0000	1,834
25-17-109-016-0000	50,949	25-17-117-016-0000	1,672
25-17-109-017-0000	1,299	25-17-117-017-0000	1,456
25-17-109-018-0000	22,048	25-17-117-018-0000	1,212
25-17-109-019-0000	32,745	25-17-117-019-0000	954
25-17-109-020-0000	1,299	25-17-117-020-0000	700
25-17-109-021-0000	340,433	25-17-117-023-0000	2,139
25-17-115-001-0000	2,790	25-17-117-024-0000	2,139
25-17-115-002-0000	1,986	25-17-117-025-0000	2,139
25-17-115-003-0000	19,157	25-17-117-026-0000	1,512
25-17-115-004-0000	17,708	25-17-117-027-0000	1,681
25-17-115-005-0000	4,249	25-17-117-028-0000	1,441
25-17-115-006-0000	4,798	25-17-117-029-0000	1,274
25-17-115-007-0000	5,381	25-17-117-030-0000	1,101
25-17-115-008-0000	5,899	25-17-117-031-0000	907
25-17-115-009-0000	21,624	25-17-117-032-0000	736
25-17-115-010-0000	9,325	25-17-117-033-0000	525
25-17-115-011-0000	61,213	25-17-117-034-0000	218
25-17-116-002-0000	540,660	25-17-117-045-0000	2,995
25-17-117-001-0000	3,587	25-17-117-046-0000	Exempt
25-17-117-002-0000	2,139	25-17-500-001-0000	RR
25-17-117-003-0000	2,139	25-17-501-004-0000	RR
25-17-117-006-0000	Exempt	25-17-501-005-0000	RR
25-17-117-007-0000	Exempt	TOTAL	\$1,268,074
25-17-117-008-0000	1,070		
25-17-117-009-0000	17,250		
25-17-117-010-0000	2,139		

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in *Section III* of this Amended Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous blighting factors, and these factors are reasonably distributed throughout the area. Blighting factors within the Project Area are widespread and represent major impediments to sound growth and development.

The lack of private investment is evidenced by the following:

- The Project Area is characterized by age, dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage, deleterious land-use and layout, depreciation of physical maintenance and an overall lack of community planning.
- The Project Area is dominated by a large, dilapidated, abandoned industrial building, formerly occupied by the Chicago Bridge and Iron Works Company which had remained vacant for more than 20 years.
- Between 1991 and 1995, the Assessed Valuation ("AV") of the Project Area decreased by approximately 5.3 percent. Over this same period, the AV of the City as a whole increased by 7.1 percent.
- In the period between 1980 and 1990, the Washington Heights community area, which includes the Project Area, lost housing units.
- Within the last ten years, only one building was constructed in the Project Area.

The following impediments illustrate why the Project Area would not reasonably be anticipated to be developed without the intervention of the City and the adoption of this Amended Redevelopment Plan.

- The presence of fly dumping, building debris, soil piles, excavations and the deterioration of the main industrial building on the former CB&I property present a negative image that cannot be overcome without large-scale redevelopment.
- Site preparation requires the costly removal of concrete slabs, once used for iron processing activities.
- Remediation of environmental contamination is necessary to safeguard the health, safety and welfare of the surrounding community from potential hazards caused by previous uses.
- Most of the former CB&I property is unserved or underserved by modern infrastructure including sidewalks, curbs, street lights, water and sewer.
- The internal street system within the larger Project Area is fragmented and lacks sidewalks, curbs and gutters.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be expected to be

developed on a comprehensive and coordinated basis without the intervention of the City and the adoption of this Amended Redevelopment Plan for the Project Area.

VII. FINANCIAL IMPACT

Without the adoption of this Amended Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives there is a prospect that blighted conditions will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the investment and improvement of the community. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Amended Redevelopment Plan describes the comprehensive Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as the Redevelopment Project set forth in this Amended Redevelopment Plan. Successful implementation of this Amended Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and new construction on a scale sufficient to eliminate deteriorating problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have both short- and long-term positive financial impacts on the taxing districts affected by the Amended Redevelopment Plan. In the short-term, the City's effective use of TIF can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, the Redevelopment Project and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in EAV caused by the Redevelopment Project.

VIII. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes against properties located within the Project Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. The district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

South Cook County Mosquito Abatement District. The district provides mosquito abatement services to the City of Chicago (south of 87th Street) and communities located in southern Cook County.

Chicago Community College District 508. The district is a unit of the State of Illinois' system of public community colleges whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade. No public school facilities are located within the boundaries of the Project Area. Public school facilities located within a ½-mile of the Project Area include Percy Julian High School, located immediately east of the Project Area, Barnard Elementary School, and Mt. Vernon Elementary School.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. There are no parks located within the Project Area. Park District facilities located within a ½-mile of the Project Area include Lamb, Mt. Vernon, and Graver Parks.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

City of Chicago. The City is responsible for the provision of the full range of municipal services typically associated with large, mature cities, including the following: police and

fire protection; capital improvements and maintenance; water production and distribution; sanitation service; building, housing and zoning codes, etc.

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities. There are no libraries within the boundaries of the Project Area. The nearest library facilities are located outside the Project Area and include Woodson Regional Library at 9525 S. Halsted Street, the Walker Branch Library at 11071 S. Hoyne Avenue and the Beverly Branch Library at 2121 W. 95th Street.

A. IMPACT OF THE REDEVELOPMENT PROJECT

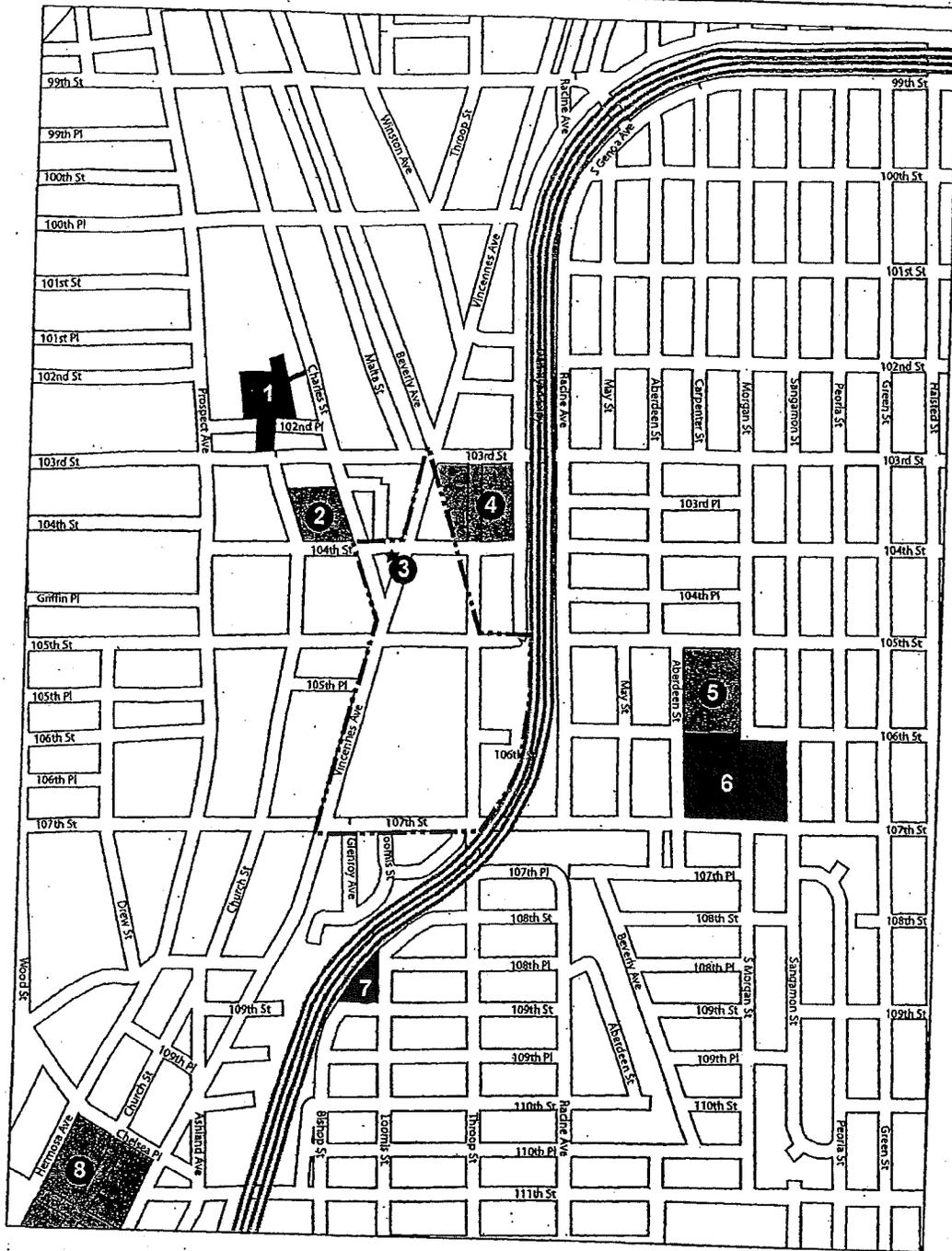
In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Amended Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The estimated nature of these increased demands for services on these taxing districts are described below.

Metropolitan Water Reclamation District of Greater Chicago. The rehabilitation of or replacement of underutilized properties with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The replacement or rehabilitation of underutilized properties with new development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Board of Education. The replacement or rehabilitation of underutilized properties with new residential development is likely to increase the demand for services and programs provided by the Board of Education. There are no public school facilities located within the Project Area. Three public schools are located within a ½-mile of the Project Area and include Percy L. Julian High School, Mt. Vernon Elementary School and Barnard Elementary School. These school facilities are illustrated in *Figure 3, Community Facilities*.

Chicago Park District. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. There are no public parks located within the Project Area. The nearest public parks within a ½-mile of the Project Area are identified in *Figure 3. Community Facilities*.



Legend

- Project Area Boundary
- ▨ Educational
- Parks and Open Space
- ★ Fire house

Community Facilities

1. Graver Park
2. Barnard Elementary
3. Fire Station
4. Percy Julian High School
5. Mount Vernon Elementary
6. Jackie Robinson Park
7. Lamb Playlot Park
8. Morgan Park High School

Figure 3

Community Facilities

105th Street & Vincennes Avenue

Tax Increment Financing Redevelopment Area.

Chicago, IL

Prepared by: **URS-TTPAP**

City of Chicago Library Fund. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the City of Chicago Library Fund.

B. PROGRAM TO ADDRESS INCREASED DEMAND FOR SERVICES OR CAPITAL IMPROVEMENTS

The following activities represent the City's program to address increased demand for services or capital improvements provided by the impacted taxing districts.

- It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.
- It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, library facilities, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential use may generate additional demand for recreational services and programs and, therefore, would warrant additional open spaces and recreational facilities operated by the Chicago Park District. The *Land Policies Plan*, released by the Chicago Park District in 1990, established the goal of 2 acres of parkland per 1,000 residents for each community area. The *Parkland Needs Analysis*, released in 1993, indicates that Washington Heights does not meet this standard. Open space needed to meet the minimum standard was identified at 3.6 acres. Redevelopment of the Project Area anticipates the inclusion of a 2-acre park to be donated to the Chicago Park District. The City intends to monitor development in the Project Area and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential development.
- It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential use will result in an increase in demand for services provided by the Board of Education. To determine this potential increase, the Ehlers & Associates' (formerly Illinois School Consulting Services) methodology for estimating school age children was utilized. Based on the possible development of 233 new residential units, including a mix of single-family detached and

attached units and condominium units, an increase of approximately 100 elementary school age children and approximately 32 high school age children could result.

There are 2 elementary schools and 2 high schools which serve the Project Area. New residential development within the Project Area would fall within the Mt. Vernon Elementary School attendance boundary. Mt. Vernon is operating at 39 percent of capacity and would be able to accommodate additional students. Barnard Elementary School is adjacent to the TIF district on the western boundary but is currently operating at capacity. High schools within a half-mile of the Project Area include Percy L. Julian High School, located adjacent to the Project Area and Morgan Park High School to the southwest. High school capacity analysis is approached from a regional perspective due to the number of students willing and able to travel longer distances to schools outside their attendance area. Chicago Public Schools representatives indicate that as a region, they would be able to handle additional high school students that might be generated by the Project Area.

It is anticipated that the current capacity at existing public schools in the area, particularly Mt. Vernon Elementary and Percy L. Julian High School, can accommodate children from the Project Area. However, the City will work with the Chicago Board of Education to monitor the number of school-aged children from the Project Area who may enroll at public schools. The City will assist in accommodating such students on an annual basis based on the available capacity of schools in the attendance area.

- It is expected that any increase in demand for Cook County, Cook County Forest Preserve District, South Cook County Mosquito Abatement District and Chicago Community College District 508 services and programs associated with the Project Area can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

The City's program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in this Amended Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs in Exhibit I. In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise its program to address increased demand, to the extent permitted by the Act, without amending this Amended Redevelopment Plan.

Exhibit I to this Amended Redevelopment Plan illustrates the present allocation of estimated Redevelopment Project Costs.

IX. CONFORMITY OF THE AMENDED REDEVELOPMENT PLAN TO THE PLANS FOR DEVELOPMENT OF THE CITY OF CHICAGO AS A WHOLE AND USES THAT HAVE BEEN APPROVED BY THE PLAN COMMISSION OF THE CITY

This Amended Redevelopment Plan and the Redevelopment Project described herein include land uses which were approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Redevelopment Plan was adopted, which occurred in 2001 (i.e. December 31, 2025).

XI. PROVISIONS FOR AMENDING THE AMENDED REDEVELOPMENT PLAN

This Amended Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the following principles with respect to this Amended Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

XIII. HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Project Area contains 4 inhabited residential units. The Amended Redevelopment Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 4 inhabited residential units could occur.

Given that this Amended Redevelopment Plan would not result in the displacement of residents from 10 or more inhabited residential units and the Project Area does not contain 75 or more inhabited residential units, the completion of a housing impact study is not required under the Act.

EXHIBIT I: Estimated Redevelopment Project Costs

105th Street and Vincennes Avenue TIF

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing etc.	\$ 1,300,000
Property Assembly -Acquisition, Site Prep, Demolition, and Environmental Remediation	\$ 6,200,000
Public Works & Improvements ^[1] -Streets and Utilities, Community Facilities, Parks and Open Space, and Landscaping	\$ 4,450,000
Taxing District's Capital Costs	\$ 1,300,000
Job Training, Retraining, Welfare-to-Work	\$ 300,000
Day Care Services	\$ 200,000
Developer Interest Subsidy	\$ 400,000
TOTAL REDEVELOPMENT COSTS^{[2] [3]}	\$ 14,150,000^[4]

^[1] This category may also include paying for or reimbursing (i) elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

^[2] Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

^[3] The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

^[4] Increases in estimated Total Redevelopment Project Costs of more than 5 percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

**EXHIBIT II: 105TH STREET AND VINCENNES AVENUE TAX INCREMENT
FINANCING REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY
DATED MAY 12, 1997**

**105TH STREET AND VINCENNES AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA**

ELIGIBILITY STUDY

City of Chicago, Illinois

Prepared by
Trkla, Pettigrew, Allen & Payne, Inc.

May 12, 1997

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EXECUTIVE SUMMARY

The purpose of this study is to determine whether the *105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area* (the "Project Area") qualifies for designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et seq.*, as amended.

The findings presented in this study are based on surveys and analyses conducted by Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 57.8 acres located approximately 11 miles south of the central business district of Chicago, Illinois.

The Project Area consists of approximately 57.8 acres generally bounded by 103rd Street on the north, the extension of the Dan Ryan Expressway (I-57) on the east, 107th Street on the south and Vincennes Avenue on the west. The Project Area is dominated by a large, vacant, industrial site formerly occupied by the Chicago Bridge and Iron Works Company, and includes eight irregularly shaped tax blocks, including two railroad rights-of-way (the Metra-Rock Island Line and the vacated Pittsburgh, Cincinnati, Chicago, and St. Louis Rail Line). Street and rail line rights-of-way consist of 21.0 acres within the Project Area. The Project Area contains a large portion of vacant land, several isolated residential buildings, two public uses, an industrial use and one commercial establishment.

The boundaries of the Project Area are shown on Figure 1A, *Project Area Boundary*. A more detailed description of the Project Area is presented in *Section II, The 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area*.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The 105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of 5 or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light

or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by: (1) a combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of way, or (5) the area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 or more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) above relating to vacant areas, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

While it may be concluded that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of blight, this evaluation was made on the basis that the blighting factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of blighting factors throughout the project area must be reasonable so that basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

On the basis of this approach, the Project Area is found to be eligible as a blighted area within the definition set forth in the Act. Included in the Project Area are three subareas: (i) Improved Areas with 10 of the 14 factors set forth in the Act; (ii) Vacant Areas with 3 of the 5 factors set forth in the Act; and (iii) Vacant railroad right-of-way.

Figure 1B, *Subareas Boundary* illustrates the three subareas described in more detail below.

Improved Areas

The improved area within the Project Area is found to be eligible as an "improved" blighted area within the definition set forth in the Act. Specifically,

- Of the fourteen factors set forth in the Act for "improved" blighted areas, ten are present in the improved portion of the Project Area.
- The factors present are reasonably distributed throughout the improved portion of the Project Area.

- All blocks within the improved portion of the Project Area show the presence of blight factors.
- The improved portion of the Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

Vacant Areas

The vacant area within the Project Area is found to be eligible as a “vacant” blighted area within the definition set forth in the Act. Specifically,

- Approximately 26.2 acres within the vacant area are characterized by 3 of the 5 factors listed under the first requirement for “vacant” blighted areas as set forth in the Act. These factors include: obsolete platting, diversity of ownership, and deterioration of structures and site improvements in areas adjacent to the vacant land.
- The factors are reasonably distributed throughout this vacant area within the Project Area.
- All blocks within this vacant area show the presence of blight factors.
- This vacant area within the Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

Vacant Railroad Right-Of-Way

The vacant area within the Project Area is found to be eligible as a “vacant” blighted area within the definition set forth in the Act. Specifically,

- Approximately 4 acres within the vacant area consist of unused railroad right-of-way.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exist in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that the prospective Redevelopment Project Area qualifies as a "blighted area" within the definitions set forth in the Act (Section 11-74.4-3). These definitions are paraphrased below:

ELIGIBILITY OF A BLIGHTED AREA

A blighted area may be either improved or vacant. If the area is improved (e.g., with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following fourteen factors:

- Age
- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate Utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant.
- The area immediately prior to becoming vacant qualified as a blighted improved area, or
- The area consists of an unused quarry or unused quarries, or
- The area consists of unused railyards, rail tracks or railroad right-of-way, or
- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or (is) in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding.
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
- The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in the first bullet item above for a vacant blighted area, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

ELIGIBILITY OF A CONSERVATION AREA

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the fourteen factors listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Abandonment
- Excessive vacancies
- Overcrowding of structures and community facilities

- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning.

While the Act defines a blighted area, it does not define the various factors, nor does it describe what constitutes the presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable criteria should be developed to support each local finding that an area qualifies as a blighted area. In developing these criteria, the following principles have been applied:

1. The minimum number of factors must be present and the presence of each must be documented;
2. For a factor to be found present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the Project Area as a whole; it is not required that eligibility be established for each and every property in the project area.

The City of Chicago is entitled to rely on the findings and conclusions of this report in designating the Project Area as a redevelopment project area under the Act. TPAP has prepared this report with the understanding that the City would rely (i) on the findings and conclusion of this report in proceeding with the designation of the Project Area as a redevelopment project area under the Act, and (ii) on the fact that TPAP has obtained the necessary information to conclude that the Project Area can be designated as a redevelopment project area in compliance with the Act.

II. THE 105TH STREET AND VINCENNES AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

The Project Area consists of an area of approximately 57.8 acres, including perimeter and interior streets. The area contains one active rail line servicing both Metra commuter and freight trains and one vacated rail line formerly used by the Pittsburgh, Cincinnati, Chicago, & St. Louis Railroad. The Project Area is located along the western edge of the Washington Heights community area on the City's south side and is generally bordered on the north by 103rd Street; on the east by the I-57 Expressway right-of-way; on the south by 107th Street; and on the west by Vincennes Avenue, including the small triangular block bordered by Charles Street and 104th Street. Figure 1A, *Project Area Boundary*, illustrates the boundary of the Project Area.

The Project Area consists of both vacant and built-up areas. As indicated in Figure 1B, vacant areas exist in five of the eight tax blocks comprising the Project Area. Vacant land areas, including vacated streets in Block 116 and the vacated railroad right-of-way, total 30.2 acres, or 52.2 percent of the total acreage within the Project Area.

Table 1 illustrates the acreage of various subareas within the Project Area.

Table 1, Acreage Distribution
105th Street and Vincennes Avenue Tax Increment Financing Redevelopment Project Area

Area	Acres	Percent of total
• Vacant land/parcels	26.2	45.3
• Vacant land consisting of former railroad right-of-way	4.0	6.9
• Improved land/parcels	6.6	11.4
• Streets and Metra rail line right-of-way	21.0	36.4
Total Project Area	57.8	100.0

The Project Area consists of eight irregularly shaped tax blocks, three of which contain exempt parcels and five of which contain taxable parcels. The largest of these blocks is comprised of one large parcel which spans four city blocks and was formerly the site of the Chicago Bridge and Iron Works Company. The triangular shape of the blocks was established decades earlier by the diagonal alignment of Vincennes Avenue and the Metra - Rock Island and Pacific Rail Line which run parallel to, and along side of, each other.

In addition to these conditions, several other factors have influenced the overall shape and character of the Project Area. First, the construction of the I-57 Expressway effectively cut off the Project Area from the residential neighborhood and typical grid street pattern located to the east. Second,

the closure of the Chicago Bridge and Iron Works Company resulted in a large vacant parcel in the heart of the Project Area. Third, the removal of the former Pittsburgh, Cincinnati, Chicago, and St. Louis Railroad, which bisects the area in a northwest to southeast direction, further contributed to the amount of vacant land within the Project Area. Finally, vacant parcels are widely scattered throughout the remaining blocks within the Project Area.

The Project Area is dominated by the former Chicago Bridge and Iron Works plant site. A combination of long-term vacancy, weather damage, lack of maintenance of the main building, fly dumping and the existence of building remains and debris on the former Chicago Bridge and Iron Works plant site as well as in the surrounding area, has resulted in the current condition of extreme deterioration and has adversely impacted adjacent property.

The Metra Station is at the north end within the Project Area. Access to the Project Area is good from all directions and is provided by Vincennes Avenue, 107th Street, and 103rd Street; which provides access to all parts of the surrounding area in this part of the City and to the I-57 Expressway.

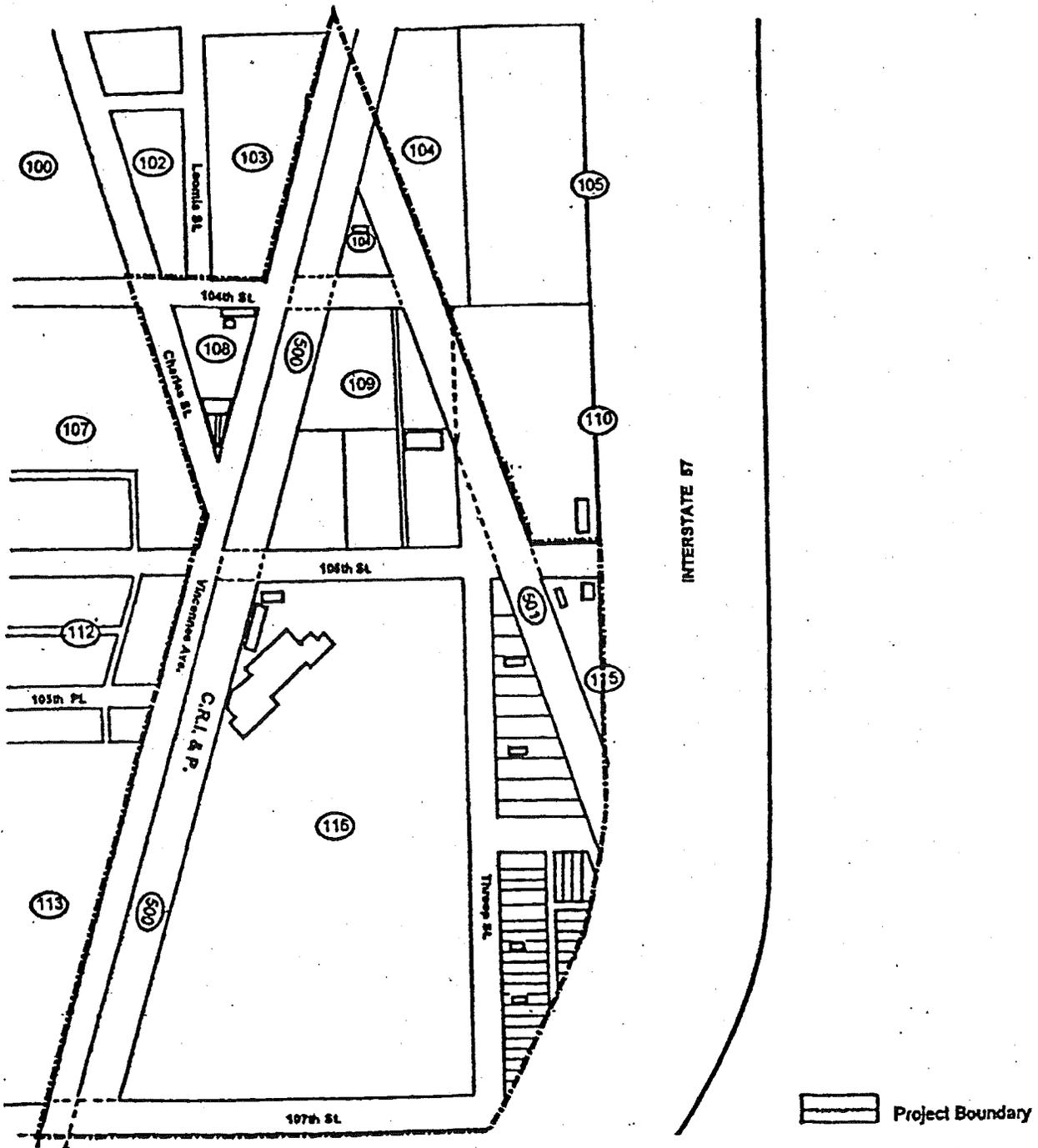


Figure 1A
PROJECT AREA BOUNDARY

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105th Street & Vincennes Avenue

Chicago, Illinois

Tax Increment Financing and Development Project

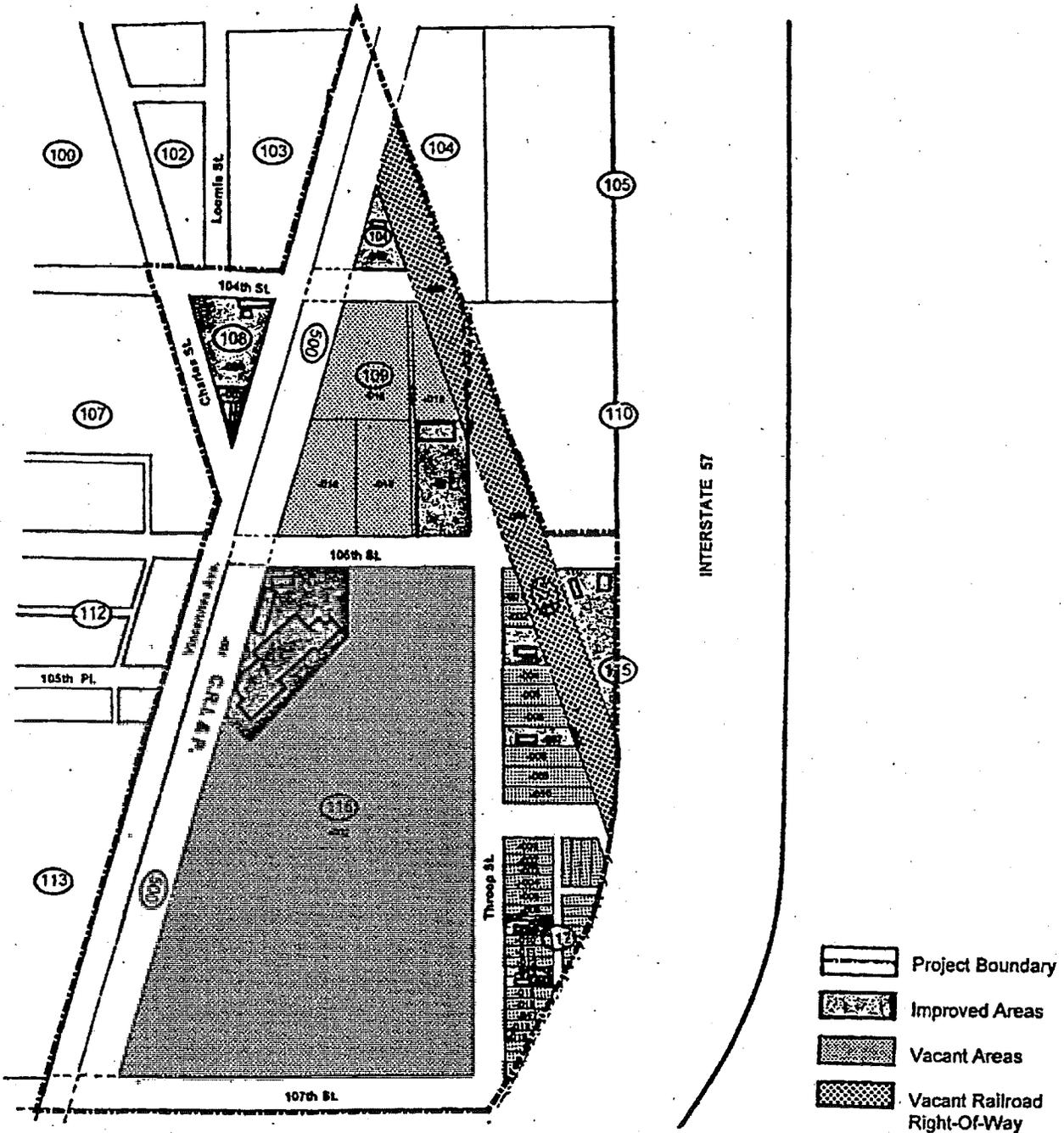


Figure 1B
SUBAREAS BOUNDARY

Prepared by: Trkla, Pettigrew, Allen & Payne, Inc.

III. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS: IMPROVED AREAS

An analysis was completed for each of the blighted area eligibility factors listed in the Act to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by TPAP included:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, lighting, curbs and gutters, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Comparison of exterior building conditions to property maintenance codes of the City;
6. Analysis of original and current platting and building size and layout;
7. Analysis of vacant sites and vacant buildings; and
8. Review of previously prepared plans, studies and data.

In October of 1996 and again in March of 1997, TPAP documented conditions based on exterior inspections of all buildings. Noted during the inspection were structural deficiencies of individual buildings and related environmental deficiencies in the Project Area. Figure 2, *Existing Land Use* identifies existing land uses within the Project Area and Figure 3, *Exterior Survey Form*, illustrates the building condition survey form used to record building conditions.

The following statement of findings is presented for each blighted area eligibility factor listed in the Act. The conditions that exist and the relative extent to which each factor is present in the Project Area are described.

A factor noted as not present indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist which document that the factor is present, but that the distribution or impact of the blight condition is limited. Finally, a factor noted as present to a major extent indicates that conditions exist which document that the factor is present throughout major portions of the block, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development.

What follows is the summary evaluation of the 14 factors for an "improved" blighted area. The factors are presented in order of their listing in the Act.

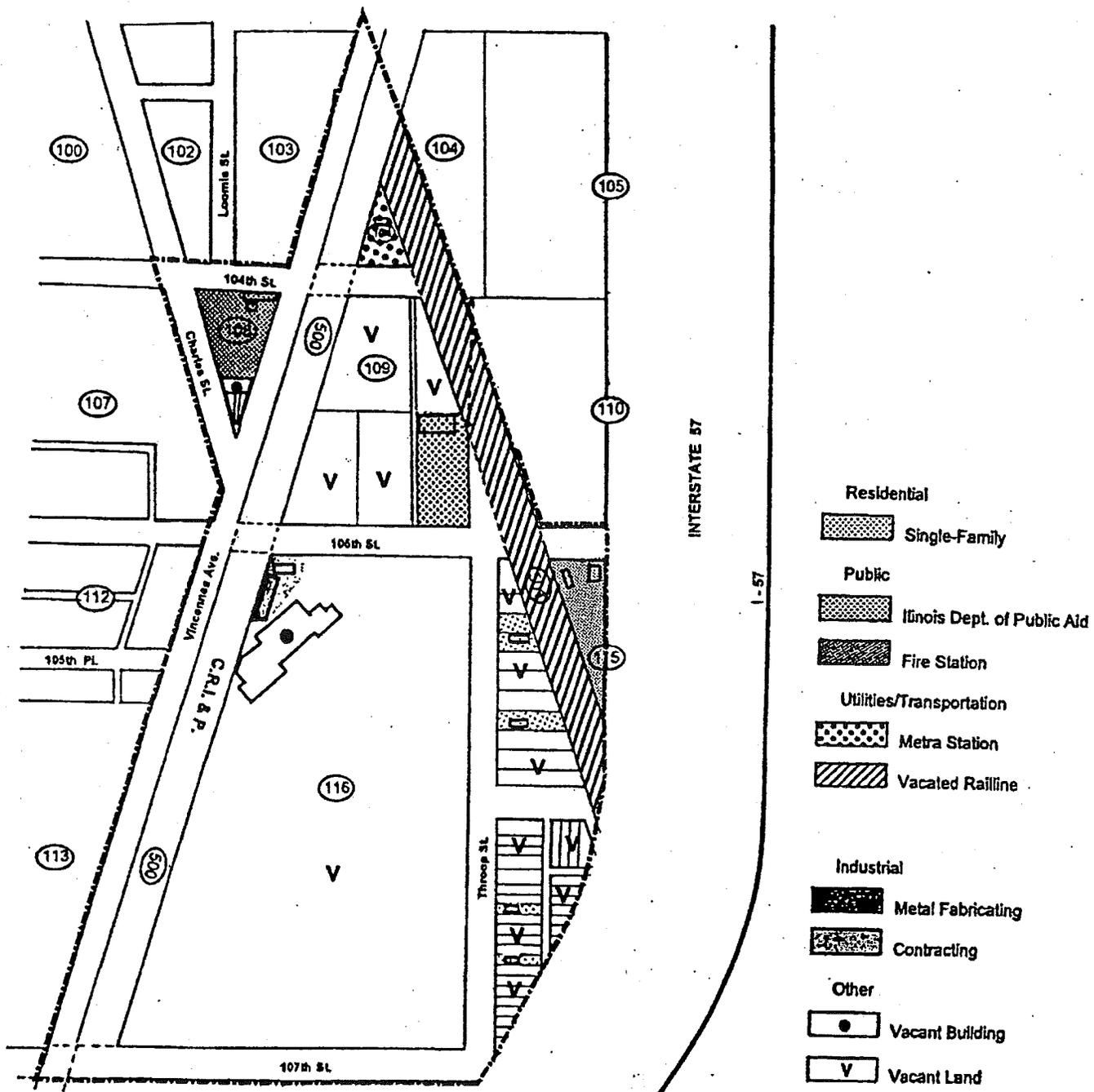


Figure 2
EXISTING LAND-USES

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105th Street & Vincennes Avenue Chicago, Illinois

Tax Increment Financing and Development Project

A. AGE

Age as a blighting factor presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, temperature and moisture, structures which are 35 years or older typically exhibit more problems and require a greater level of maintenance than more recently constructed buildings.

Figure 4, *Age* illustrates the location of all buildings in the Project Area which are more than 35 years of age.

Conclusion

Of the total thirteen principal buildings and related accessory buildings and structures, all thirteen, or 100 percent, are 35 years of age or older. Age as a factor of blight is present to a major extent.

B. DILAPIDATION

Dilapidation refers to advanced disrepair of buildings and site improvements. Webster's New Collegiate Dictionary defines "dilapidate," "dilapidated," and "dilapidation" as follows:

- Dilapidate, "...to become or cause to become partially ruined and in need for repairs, as through neglect."
- Dilapidated, "...falling to pieces or into disrepair; broken down; shabby and neglected."
- Dilapidation, "...a dilapidating or becoming dilapidated; a dilapidated condition."

To determine the existence of dilapidation, an assessment was undertaken of all buildings within the Project Area. The process used for assessing building conditions, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation are presented below.

The building condition analysis is based on an exterior inspection of buildings and site improvements undertaken during October of 1996 and again in March of 1997. Noted during the inspections were structural deficiencies in building components and related environmental deficiencies in the Project Area. Dilapidation as a factor can refer to site improvements but for purposes of this study has been documented in the section describing *Deterioration*.

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

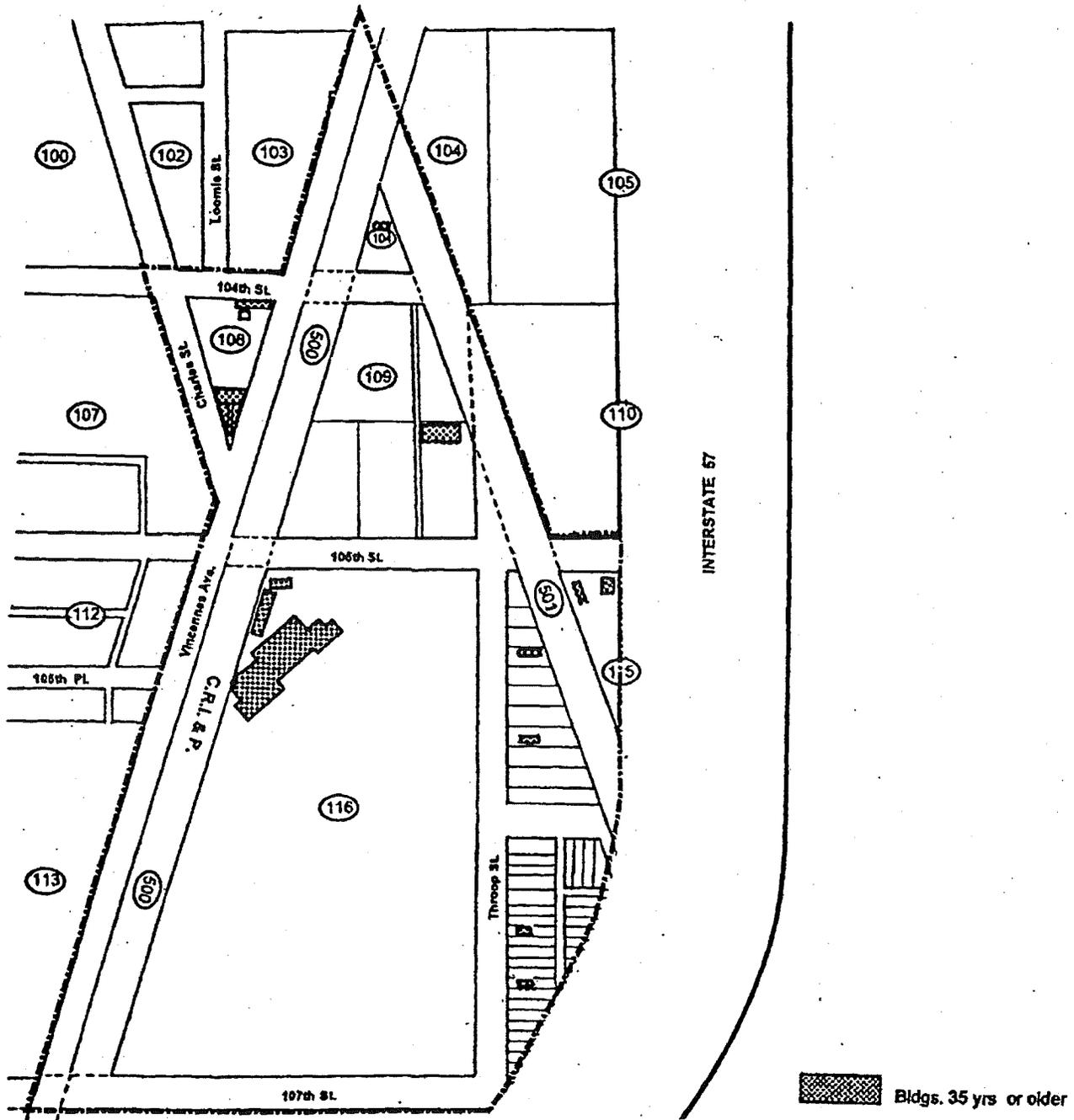


Figure 4
AGE

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-- Primary Structural.

These include the basic elements of any building: foundation walls, load bearing walls and columns, roof and roof structure.

-- Secondary Components.

These are components generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, and gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in the various components have on the remainder of the building.

2. Building Rating Classifications

Based on the evaluation of building components, each building was rated and classified into one of the following categories:

Sound

Buildings which contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

Deficient

Buildings which contain defects (loose or missing material or holes and cracks) over a limited or widespread areas which may or may not be correctable through the course of normal maintenance (depending on the size of the building or number of buildings in a large complex). Deficient buildings contain defects which, in the case of limited or minor defects, clearly indicate a lack or a reduced level of maintenance. In the case of major defects, advanced defects are present over widespread areas, perhaps including mechanical systems, and would require major upgrading and significant investment to correct.

Dilapidated

Building which contain major defects in primary and secondary components and mechanical systems over widespread areas within most of the floor levels. The defects are so serious and advanced that building is considered to be substandard, requiring improvements or total reconstruction which may either be infeasible or difficult to correct.

Conclusion

Of the thirteen buildings, four are in a substandard (dilapidated) condition. These include the largest remaining building on the former Chicago Bridge and Iron Works site, one commercial building and two residential buildings. The factor of dilapidation is present to a major extent in the Project Area.

Figure 5, *Dilapidation* illustrates the location of substandard (dilapidated) buildings in the Project Area.

C. OBSOLESCENCE

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in a proposed redevelopment project area. In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

- Functional Obsolescence

Structures historically have been built for specific uses or purposes. The design, location, height and space arrangement are intended for a specific occupant at a given time. Buildings become obsolescent when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

- Economic Obsolescence.

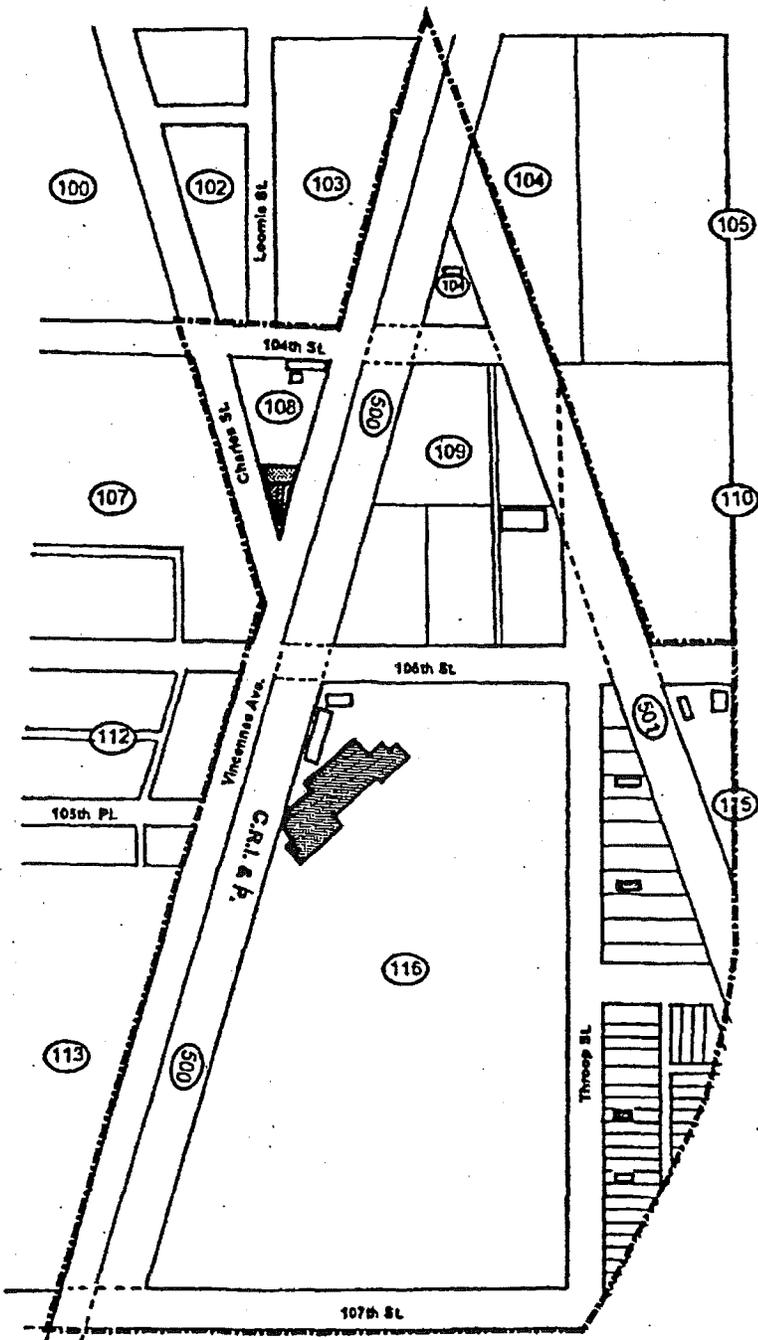
Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence

1. Obsolete Building Types

Functional or economic obsolescence in buildings, which limits their long-term use or reuse, is typically difficult and expensive to correct. Deferred maintenance, deterioration and vacancies often result, which can have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.



INTERSTATE 57



Dilap. (Substandard) Bldg



north

Figure 5
DILAPIDATION

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105th Street & Vincennes Avenue

Chicago, Illinois

Tax Increment Financing and Development Project

Functional obsolescence is present in seven of the thirteen buildings in the Project Area. Characteristics observed in the obsolete buildings include both large and small, single-purpose industrial buildings not suitable for improvement or conversion to accommodate other activity, small structures with limited utility or adaptable design for expansion and re-use; older buildings of narrow width or irregular shape with limited space and amenities for existing use or potential for conversion to accommodate future activity (fire station and vacant commercial building previously occupied by a pet service); and older buildings converted from their original use to accommodate present activity such as the Public Aid facility.

These buildings are characterized by obsolescence which limit their efficient or economic use consistent with contemporary standards. All thirteen buildings in the Project Area are impacted by functional and economic obsolescence.

1. Obsolete Site Improvement/Platting

While the layout of the area, including block and parcel size and shape, is the result of the alignment of two rail lines and the construction of I-57, these existing characteristics are nevertheless present. This poor layout is compounded by the platting of small lots in two residential blocks which are unsuitable for development on an individual lot basis. Two very narrow parcels which are unsuitable for development also exist in Block 109. The vacant building located on parcel -003 in Block 108 occupies the entire lot and provides no provision for off-street parking. The Metra station is located on a small triangular parcel with very limited parking space for commuters, forcing vehicles to park along 104th Street and along the vacated rail line right-of-way. Streets such as 104th Street, east of Vincennes and 105th Street, east of the vacated rail line were never completed with curbs, gutters and sidewalks and contain only semi-permanent street surfaces with extensive deterioration and pot holes. 106th Street, similarly, was never fully constructed and consists of a narrow gravel path.

Conclusions

All of the 13 buildings in the Project Area are obsolete and obsolete platting is present throughout the Project Area. Obsolescence as a factor is present to a major extent in the Project Area.

Figure 6, *Obsolescence* illustrates the location of obsolete buildings in the Project Area.

D. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.

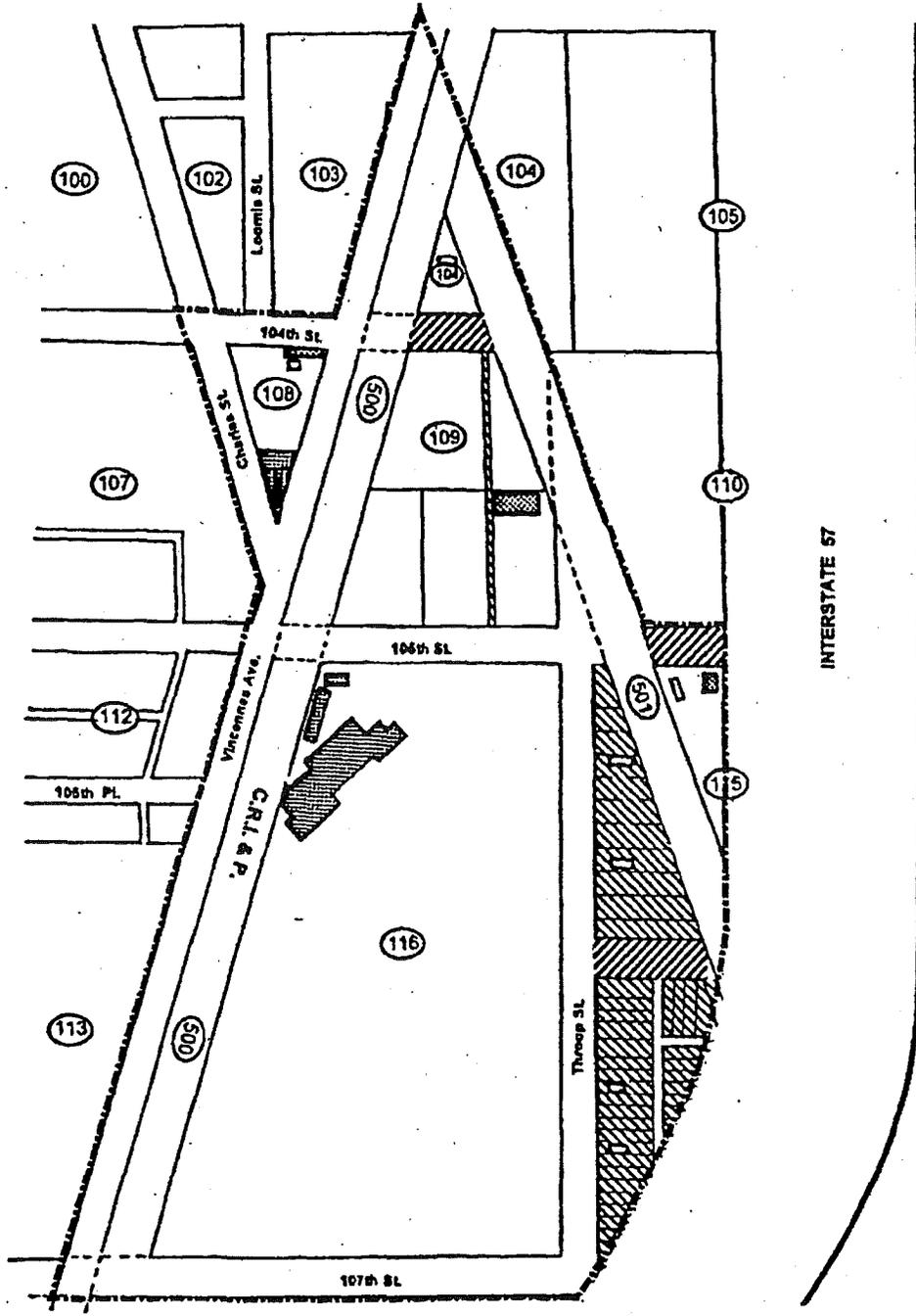


Figure 6
OBSOLESCENCE

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105th Street & Vincennes Avenue

Chicago, Illinois

Tax Increment Financing and Development Project

- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. Minor deficient and major deficient buildings are characterized by defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, interior walls, ceilings, stairs etc.), and defects in primary building components (e.g., foundations, frames, roofs, floors, load-bearing walls or building systems etc.), respectively.

It should be noted that all buildings classified as dilapidated are also deteriorated.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Of the total thirteen buildings and related structures, 11 buildings, or 84.6 percent, are classified as deteriorated or deteriorating.

Table 2, *Summary of Building Deterioration*, summarizes building deterioration within the blocks containing buildings in the Project Area.

Table 2, Summary of Building Deterioration

Block	Total Structures	No. Sound	Minor Deficient	Major Deficient	Substandard (Dilap.)	Percent Deteriorated
104	1	--	1	--	--	100.0
108	3	1	1	--	1	66.7
109	1	--	1	--	--	100.0
115	4	1	--	2	1	75.0
116	2	--	--	1	1	100.0
117	2	--	--	1	1	100.0
Total	13	2	3	4	4	
Percent	100.0	15.3	23.1	30.8	30.8	84.6

Deterioration of Parking and Site Surface Areas

Field surveys were conducted to identify the condition of parking and surface storage areas. All parcels contain either gravel or sandy surfaces or deteriorated asphalt and/or concrete around the perimeter of all buildings within each of the properties. These surface areas contain depressions, pot holes, debris (including junk and fly dumping), overgrowth of high weeds (including weeds protruding through concrete or asphalt), weed trees, and exposed storage of industrial equipment (including inoperable junk vehicles).

Deterioration of Street Pavement, Curbs and Gutters

Several interior streets (105th Street and 106th Street, east of Throop) are gravel or sand surface with depressions, weed growth and pot holes. 104th Street and 105th Street contain rough pavement, pot holes, deteriorated curbing, and limited sections of broken sidewalk. Additionally, 104th and 105th Streets lack sidewalks and curbs in several sections and are impacted by fly dumping, weeds and debris.

Conclusion

Deterioration is present in 11 of the 13 buildings in the Project Area and deterioration of site improvements is present throughout the Project Area. Deterioration as a factor is present to a major extent in the Project Area.

Figure 7, *Deterioration* illustrates deterioration within the improved portions of the Project Area.

E. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

A review of the City's Zoning Ordinance indicates that the entire area is zoned for either a manufacturing district, east of Vincennes Avenue or for commercial activity, west of Vincennes Avenue. While the residential properties and the Public Aid facility are not in compliance with this zoning, the Public Aid facility is permitted by special use and the residential properties are legal non-conforming uses and therefore are not considered illegal activities.

Conclusion

No illegal uses of individual structures were evident from the field surveys conducted.

F. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed so they will be strong enough to support the loads expected, to be safe for occupancy against fire and similar hazards, and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which threaten health and safety.

Of the thirteen structures in the Project Area, eight contain visible defects over major portions of the various components, including advanced defects which are below the current building and property maintenance code for existing buildings.

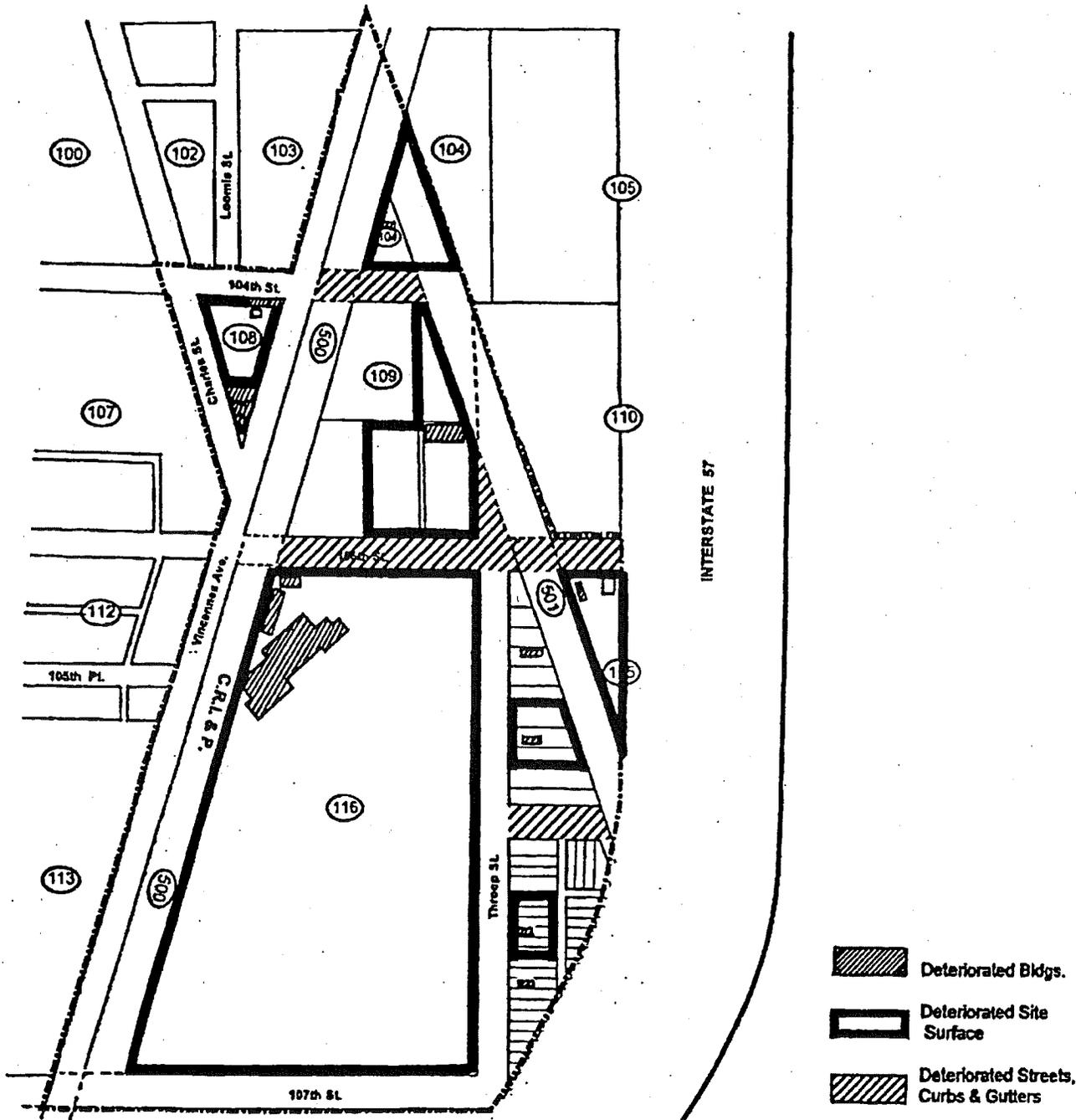


Figure 7
DETERIORATION

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Conclusion

The results of the analysis, based on exterior surveys, indicate that the factor of structures below minimum code standards is present to a major extent within a large portion (four of the eight tax blocks) of the Project Area.

Figure 8, *Structures Below Minimum Code Standards* illustrates buildings and site improvements which are below minimum code standards.

G. EXCESSIVE VACANCIES

Excessive vacancies as a factor refers to the presence of buildings or sites which are either unoccupied or not fully utilized, and which represent an adverse influence on the surrounding area because of the frequency, or the duration of vacancies. Excessive vacancies include properties for which there is little expectation for future occupancy or utilization.

Two of the largest commercial and industrial buildings are vacant. The largest building on the former Chicago Bridge and Iron Works site has been vacant since 1972 when the company moved to a suburban location. The multi-story commercial building in Block 108, formerly occupied by the Beverly Veterinary Clinic, has been vacant for over a year and is for sale. While smaller buildings, including residential structures remain occupied, these two large buildings and the vacant nature of the Project Area continue to adversely impact major portions of the surrounding area.

Conclusion

Excessive vacancies are present in the two largest buildings in the Project Area, one of which has been vacant for 25 years. The factor of excessive vacancies is present to a major extent in the Project Area.

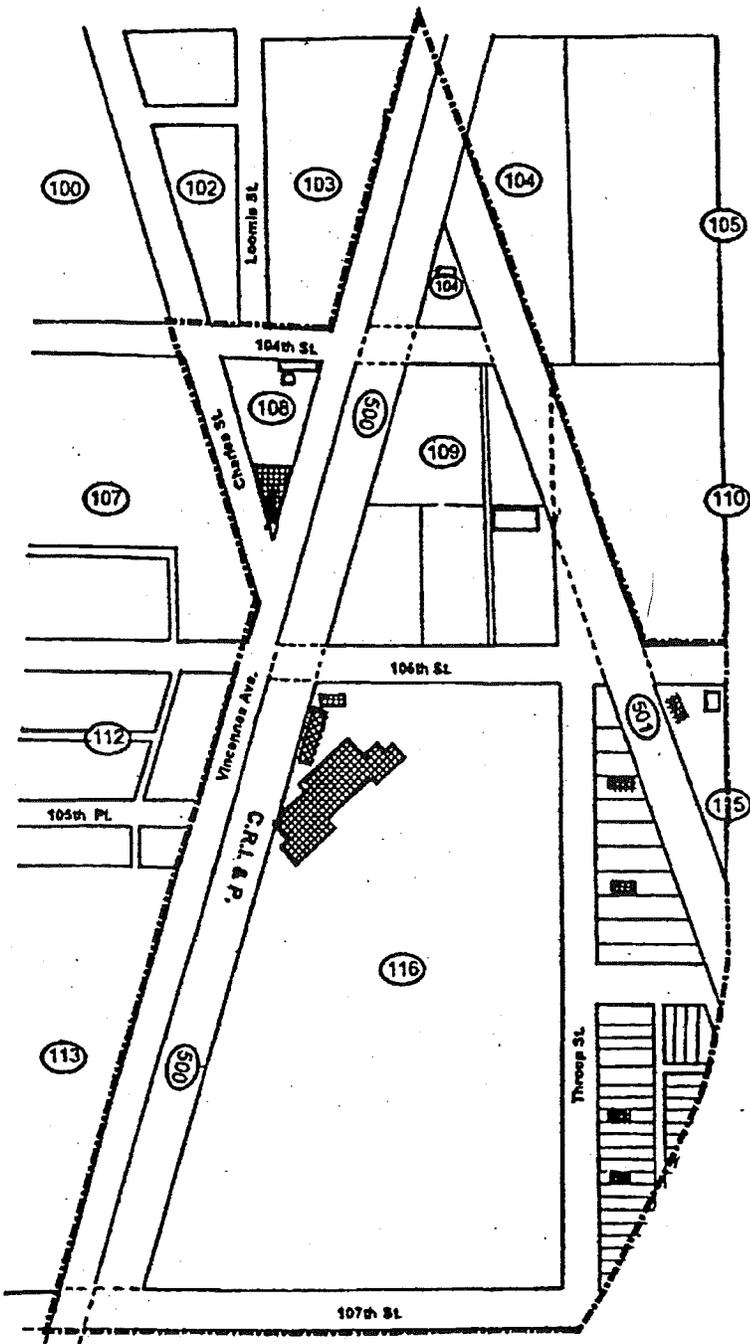
Figure 9, *Excessive Vacancies* illustrates buildings in the Project Area which are 20 percent or more vacant.

H. OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Overcrowding of structures and community facilities refers to the utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without regard for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

Conclusion

No conditions of overcrowding of structures and community facilities have been documented as part of the surveys and analyses undertaken within the Project Area.



INTERSTATE 57

 Struct. Below Min. Code



Figure 8
**STRUCTURES BELOW
 MINIMUM CODE STANDARD**

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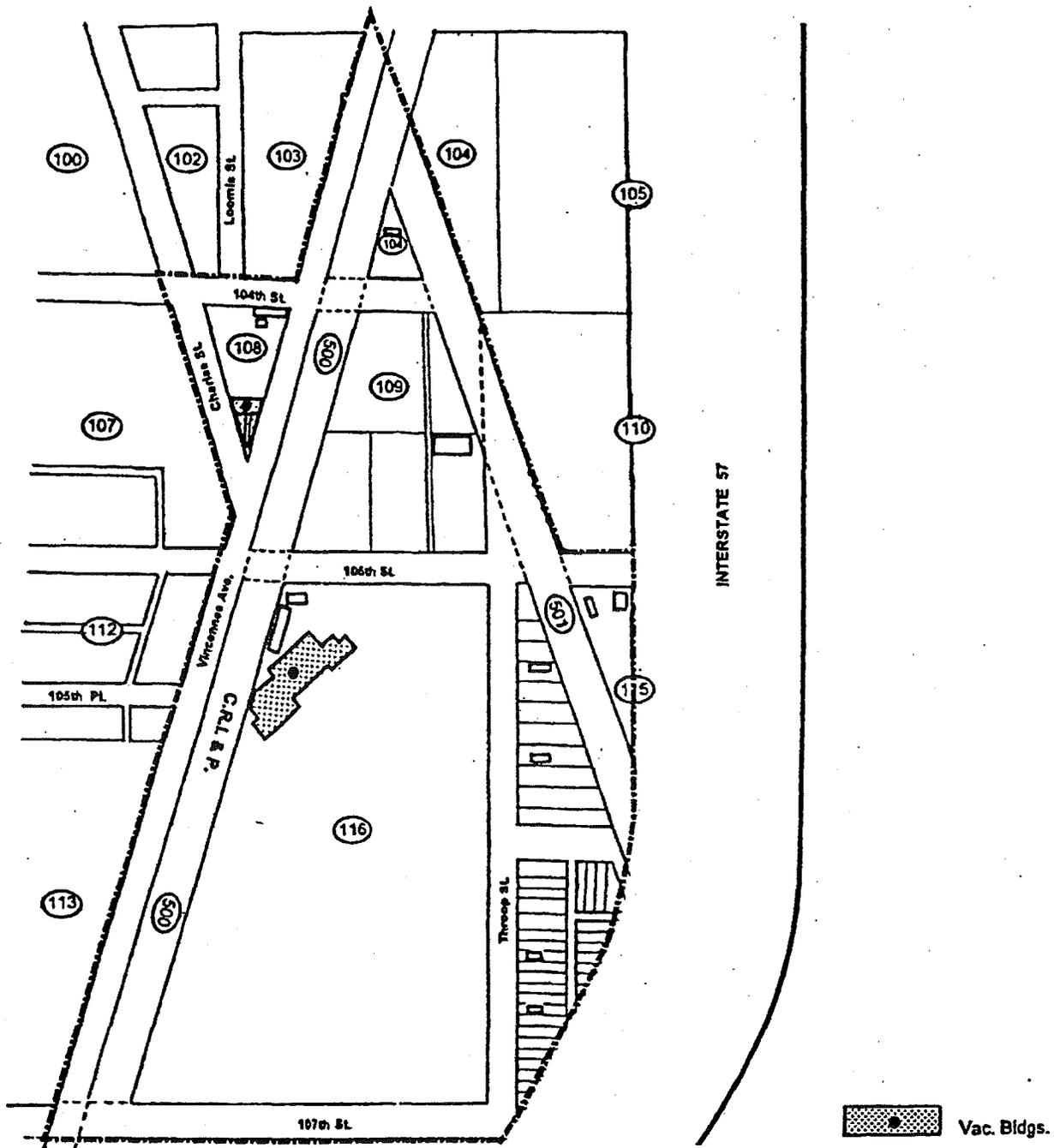


Figure 9
EXCESSIVE VACANCIES

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105th Street & Vincennes Avenue

Chicago, Illinois

I. LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES

Lack of ventilation, light, or sanitary facilities refer to substandard conditions which adversely affect the health and welfare of building occupants, *e.g.*, residents, employees, or visitors. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, *i.e.*, bathrooms, and rooms that produce dust, odor or smoke;
- Adequate natural light and ventilation by means of skylights or windows, proper window sizes and adequate room area to window area ratios; and
- Adequate sanitary facilities, *i.e.*, garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

Conclusion

The factor of lack of ventilation, light or sanitary facilities is not documented as part of this report.

J. INADEQUATE UTILITIES

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including but not limited to, storm drainage, water supply, electrical power, streets, sanitary sewers, and natural gas lines.

Conclusion

While the extension of existing sewers, drains and structures is required and water supply and sanitary sewers would need to be upgraded and extended to accommodate any new development in the future, no conditions of inadequate utilities in place have been documented as part of the surveys and analysis undertaken within the Project Area.

K. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of land and the crowding of buildings and accessory facilities on a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards for health and safety. The resulting inadequate conditions include such factors as insufficient provision for light and air, and increased threat of the spread of fires due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking and inadequate provision for loading and service. Excessive land coverage has an adverse or blighting effect on nearby development.

One multi-story building, previously occupied by Beverly Veterinary Clinic and more recently occupied by a pet grooming business, has been vacated. This property, which includes the main brick building and frame sheds, covers nearly 95 percent of a small triangular parcel. The result is that no provision for off-street parking, loading and service is possible without using the adjacent parking area of the Fire Department property.

Conclusion

The factor of excessive land coverage is present to a limited extent, impacting one parcel out of the entire Project Area.

Figure 10, *Excessive Land Coverage* illustrates the presence of this factor in the Project Area.

L. DELETERIOUS LAND-USE OR LAYOUT

Deleterious land-uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, and uses which may be considered noxious, offensive, or environmentally unsuitable.

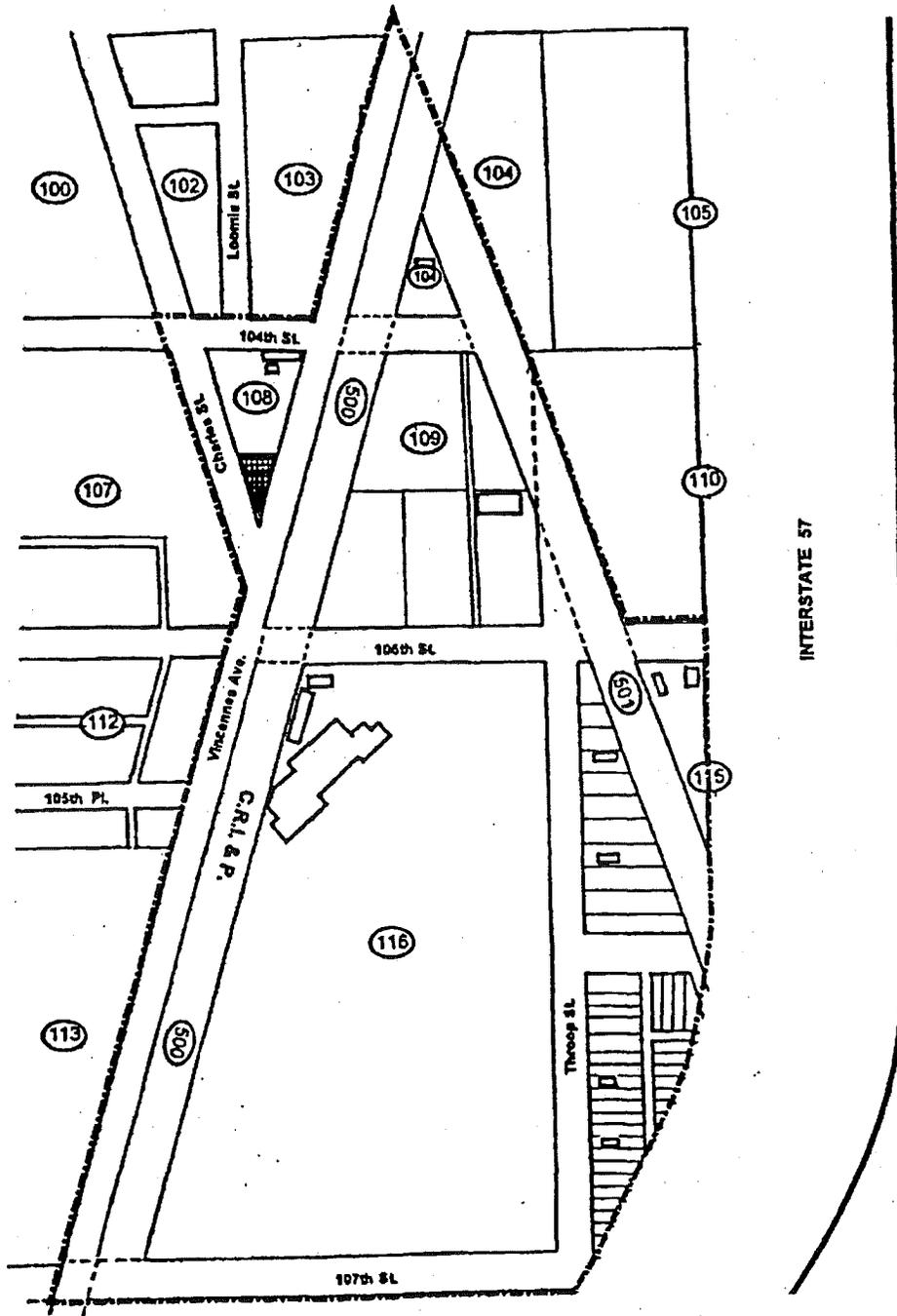
Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other nearby buildings.

Incompatible Uses

Four single family residences in two of the eight blocks in the Project Area are inappropriately located in an area zoned as a manufacturing district. While the major industrial activity has terminated, industrial uses remain in the area. The residential uses are located in the area as a result of the I-57 expressway which has severed these blocks from the residential neighborhood east of the expressway and are also isolated from the residential neighborhood to the south.

Improper platting/layout

The entire Project Area is impacted by triangular small blocks including two blocks platted for residential development with small narrow parcels. A vacated rail line right-of-way which runs diagonally through the area further dissects the block pattern of the area, restricting land assembly and contributing to the existing block and parcel configuration. Several interior streets were never fully improved with permanent pavement, curbs, gutters and sidewalks



 Property Impacted by Excessive Land Coverage



Figure 10
EXCESSIVE LAND COVERAGE

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105th Street & Vincennes Avenue

Chicago, Illinois

Transportation Planning and Development Project

Conclusion

Deleterious land-use or layout is present to a major extent throughout the entire Project Area.

Figure 11, *Deleterious Land-Use or Layout* illustrates the presence of this factor in the Project Area.

M. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to the deferred maintenance of buildings, parking areas and public improvements such as alleys, sidewalks, and streets.

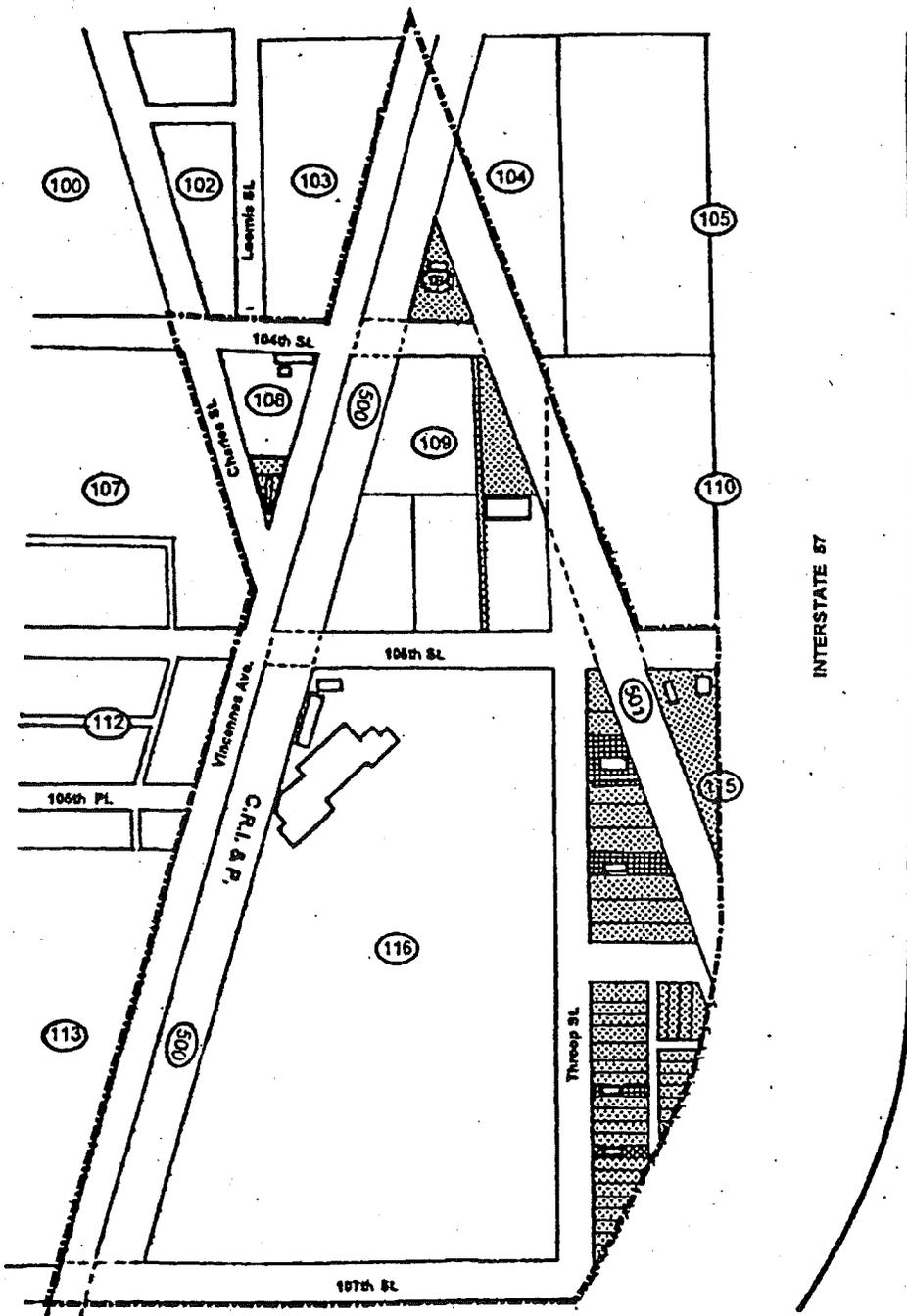
The presence of this factor within the Project Area includes:

- **Buildings**. All properties, including the remains of the former Chicago Bridge and Iron Works Company plant complex, suffer from advanced deterioration and deferred maintenance of building components, including roofs, fascias, exterior walls, doors and windows, loading docks, porches and steps, gutters and downspouts.
- **Storage Yards, Premises and Fences**. In addition to the deferred maintenance of buildings with advanced deterioration, all improved properties contain areas with junk storage and debris, abandoned cars, broken concrete sections, high weeds, gravel site surfaces with pot holes, and lack screening and general upkeep. The cyclone perimeter fencing around the former Chicago Bridge and Iron Works site is rusted, contains bent posts and is overgrown with high weeds. Several building remains are still present on the site as well as excavations from underground storage tank removal and piles of building debris. Fly dumping is evident on widespread portions of the site and along interior streets. Two of the residential properties contain excessive storage of vehicles, including cars, buses and semi trucks and trailers. Parking areas at the Metra Station, fire station and at the Public Aid facility are deteriorated and overgrown with weeds or contain gravel with depressions and irregular surfaces.
- **Streets**. Three of the four interior streets serving the Project Area are poorly maintained, lack provisions for storm water drainage and contain irregular semi-permanent or gravel surfaces, narrow width, pot holes, weeds and debris.

Conclusion

Depreciation of physical maintenance as a factor exists to a major extent throughout the Project Area.

Figure 12, *Depreciation of Physical Maintenance* illustrates the presence of this factor in the Project Area.



-  Incompatible Uses
-  Improper Platting
(Small Parcels of Limited Size/Shape Unsuitable for Development - Lack of or Limited Off-Street Parking)



Figure 11
**DELETERIOUS LAND-USE
 OR LAYOUT**

Prepared by: Trkla, Pettigrew, Allen & Payne, Inc.

105th Street & Vincennes Avenue Chicago, Illinois

Tax Increment Financing and Development Project

N. LACK OF COMMUNITY PLANNING

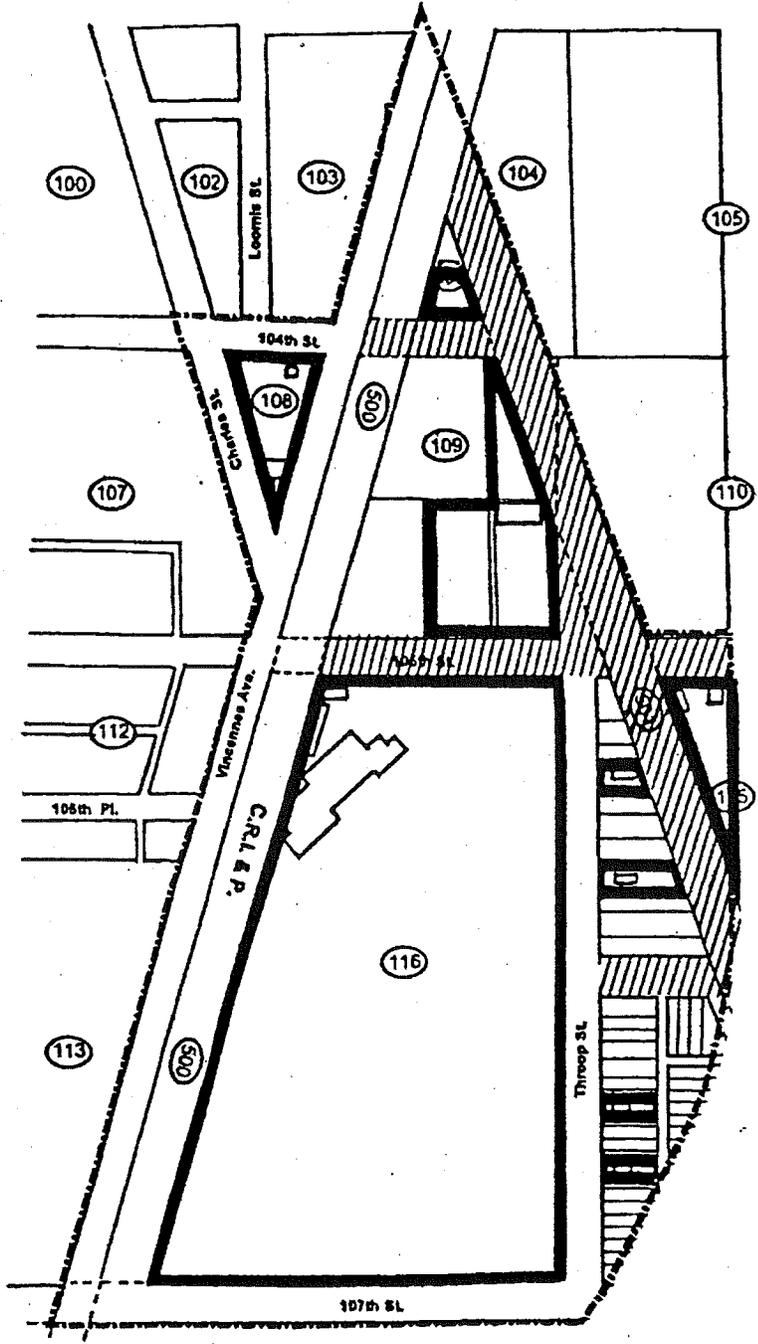
The Project Area was developed without the benefit or guidance of overall community planning. The Project Area developed on a parcel by parcel basis without development controls for industrial uses and the proper separation from residential areas in adjacent blocks at the time. The former Chicago Bridge and Iron Works Company, which provided the main activity in the area, was constructed back in 1889, long before other development occurred in adjacent blocks. The construction of the I-57 Expressway severed the area from the neighborhood to the east. The freight line, which has been vacated for numerous years further dissected blocks from the patterns and activity of surrounding areas.

In addition to the above-mentioned constraints of the Project Area, a lack of building and site planning guidelines during the original development of the area has partly contributed to the problem conditions which characterize the Project Area.

The current block, parcel and building configuration, lack of definable parking, inadequate loading and service areas, and the orientation of buildings and set backs are not consistent with present-day standards for industrial development.

Conclusion

Lack of community planning as a factor is present to a major extent throughout the Project Area.



INTERSTATE 57

-  Properties Lacking Maintenance
-  Streets and Rail Line Right-of-Way Indicating Deferred Maintenance



Figure 12
**DEPRECIATION OF
 PHYSICAL MAINTENANCE**

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IV. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS: VACANT AREAS

The vacant areas in the Project Area meet the requirements of the Act for "vacant" blighted areas under two criteria. These criteria are described as follows:

1. Three of the five eligibility factors for "vacant" blighted areas are present in the vacant area within the Project Area. Only two are required under the Act.

a) Obsolete platting of the vacant land.

Obsolete platting exists in five blocks which contain vacant land. Block 104 is bisected by the vacated rail line, resulting in one small triangular parcel remaining for Metra Station use. Block 109 contains one small irregularly shaped parcel and two parcels limited to 10 feet in width. Block 116 consists of a single parcel which spans four city blocks, includes vacated streets and has no interior access. Blocks 115 and 117 contain small narrow parcels, some of which are limited in depth or irregularly shaped as a result of the alignment of the vacated rail line and I-57 Expressway rights-of-way.

b) Diversity of ownership.

While most of the vacant land areas are under similar ownership, a total of nine (9) separate owners of record are indicated for all vacant parcels within the Project Area.

c) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

All vacant land areas are adjacent to deteriorating structures or site improvements as described in Section III.

2. A portion of the vacant area is eligible as "vacant" blighted area due to the presence of unused rail yards, rail tracks or railroad rights-of-way.

Part of the Project Area includes a vacated Pittsburgh, Cincinnati, Chicago, & St. Louis rail line, which forms part of the eastern boundary and bisects four blocks. This right-of-way contains close to four acres within the Project Area, a portion of which is used as vehicular access and spill-over parking for the Metra Station.

Conclusion

The vacant area meets the minimum criteria required for eligibility as a "vacant" blighted area.

V. DETERMINATION OF PROJECT AREA ELIGIBILITY

VACANT AREA

The vacant areas within the Project Area meet the requirements of the Act for designation as a "vacant" blighted area. The sound growth of the taxing districts is impaired by a reasonable presence and distribution of the following criteria:

1. The vacant area exhibits 3 of the 5 "vacant" blighted area factors set forth in the Act including:
 - a) Obsolete platting of the vacant land.
 - b) Diversity of ownership of such land.
 - c) Deterioration of structures and site improvements in neighboring areas adjacent to the vacant land.
2. A portion of the vacant area consist of unused railyards, rail tracks or railroad rights-of-way.

IMPROVED AREA

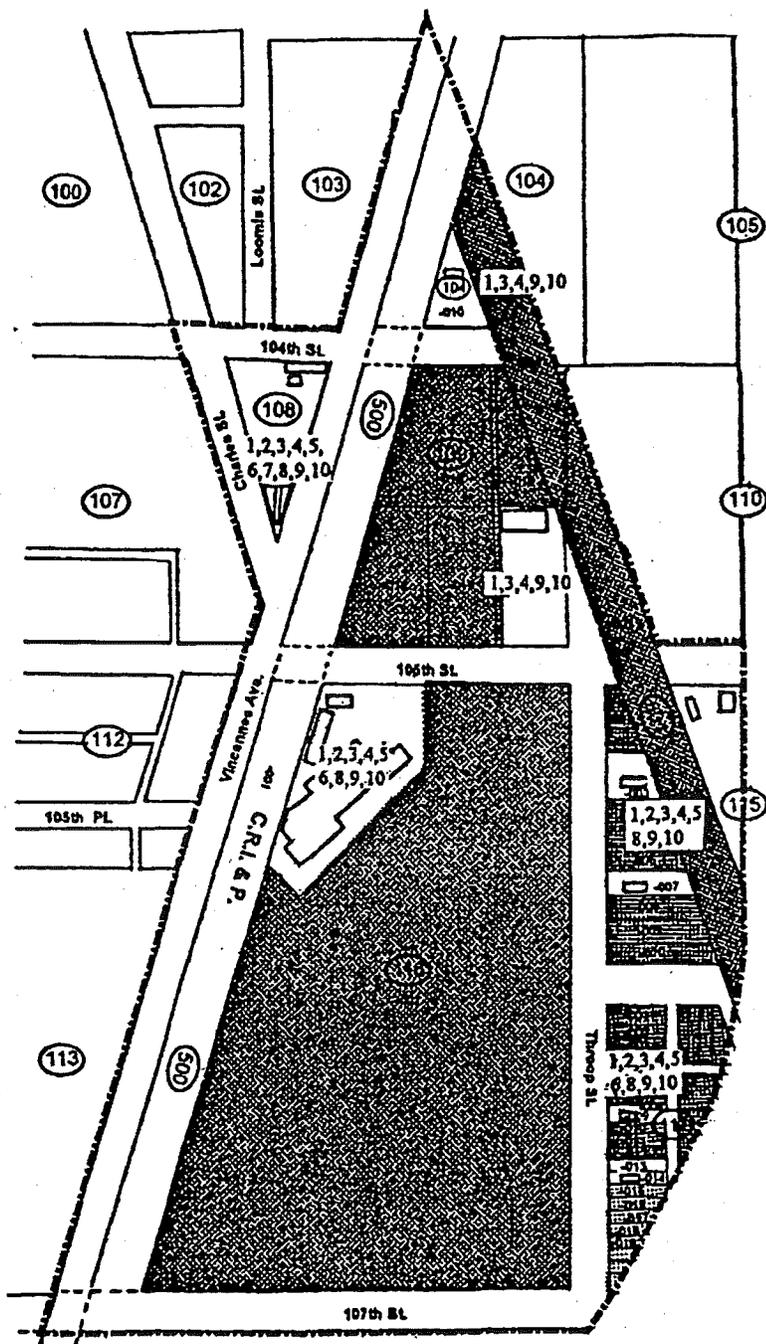
The improved areas within the Project Area meet the requirements of the Act for designation as an "improved" blighted area. There is a reasonable presence and distribution of 10 of the 14 factors listed in the Act for improved blighted areas. These blighting factors include the following:

1. Age
2. Dilapidation
3. Obsolescence
4. Deterioration
5. Structures below minimum code standards
6. Excessive vacancies
7. Excessive land coverage
8. Deleterious land-use or lay-out
9. Depreciation of physical maintenance
10. Lack of community planning

The distribution and summary of blighting factors is indicated in Figure 13, *Distribution of Blight Factors*.

The eligibility findings indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the

City. The Project Area is deteriorating and declining. All factors indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.



Built-up Area Factors

- 1 Age
- 2 Dilapidation
- 3 Obsolescence
- 4 Deterioration
- 5 Structures below min. Code
- 6 Excessive vacancies
- 7 Excessive land coverage
- 8 Deleterious land-use or layout
- 9 Depreciation of physical maint.
- 10 Lack of community planning

Vacant Area Factors

- Obsolete platting
- Diversity of ownership
- Deterioration of structures or site improvements in neighboring areas, adjacent to the vacant land
- Unused railroad right-of-way

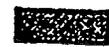
 Vacant Land Areas



Figure 13
DISTRIBUTION OF BLIGHT FACTORS

Prepared by: Trkla, Pettigrew, Allen & Payne, Inc.

105th Street & Vincennes Avenue

Chicago, Illinois

**SUPPLEMENT TO THE
105TH STREET AND VINCENNES AVENUE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY**

Summary of Existing Conditions

The site at the northwest corner of Block 116 was occupied previously by two Chicago Bridge and Iron Works structures. Initial field analysis of the site completed in 1996, 1997, and in 1998 identified the two large structures which remained on the site. Site visits conducted in April 1999 and September 2001 documented that the structures and related site improvements have been demolished and the site is now vacant. Prior to becoming vacant, this improved area qualified as a Blighted Area under the Act as documented in the Eligibility Report dated May 12, 1997 and introduced to City Council on October 1, 1997. Nine of the fourteen factors set forth in the Act for Blighted Areas were present prior to the removal of these structures including: age, dilapidation, obsolescence, deterioration, structures below minimum code, excessive vacancies, deleterious land-use or layout, depreciation of physical maintenance and lack of community planning.

The owners of the above-mentioned property were notified in 1997 that the existing site conditions and buildings were not in compliance with City codes and ordinances. Problem conditions cited roof damage, broken windows, and miscellaneous debris that included piles of railroad ties, drums of hazardous waste, concrete rubble and wood chips. The property owners were ordered to secure the site with fencing and remove the debris and buildings. The site was secured and debris was removed in 1998 and the buildings were razed in 1999.

Impact to Eligibility

With the removal of these buildings, this site no longer qualifies as an improved area. The area now qualifies as a vacant area that was blighted prior to becoming vacant. These changes reduce the acreage of the improved areas as well as the building count within the overall Project Area. References to building count, acreage, existing conditions and eligibility factors as they pertain to the above mentioned buildings which are affected by the change in existing conditions are found in the Eligibility Study on pages 1-3, 7-12, 14-16, 18-24, 26-31, 33-35 and 37. An additional reference affected by this change is found in the Redevelopment Plan on page 8.

The change in the number of buildings does not change the overall eligibility for either the vacant or improved portions of the Project Area. The total improved area factors remain at 10 of the 14 qualifying factors. One additional vacant site has been added to the vacant portion of the Project Area and qualifies under the criteria that the area was blighted prior to becoming vacant. The other remaining vacant areas in the Project Area are not affected by the eligibility analysis update.

STATE OF ILLINOIS)

) SS

Attachment B

COUNTY OF COOK)

CERTIFICATION

TO:

Judy Baar Topinka
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: June Canello, Director of Local
Government

Barbara Byrd-Bennett
Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

James R. Dempsey
Associate Vice Chancellor-Finance
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Jacqueline Torres, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Herman Brewer
Bureau Chief
Cook County Bureau of Economic Dev.
69 West Washington Street, Suite 3000
Chicago, Illinois 60602

Douglas Wright
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426

Lawrence Wilson, Comptroller
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

Michael P. Kelly, General Superintendent &
CEO
Chicago Park District
541 North Fairbanks, 7th Floor
Chicago, Illinois 60611

I, Rahm Emanuel, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS/11-74.4-1 *et seq.* (the "Act") with regard to the 105th/Vincennes Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

Attachment B

1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2013, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2014.

Handwritten signature of Rahm Emanuel in black ink, written in a cursive style. The signature is positioned above a horizontal line.

Rahm Emanuel, Mayor
City of Chicago, Illinois



DEPARTMENT OF LAW
CITY OF CHICAGO

June 30, 2014

Attachment C

Judy Baar Topinka
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: June Canello, Director of Local
Government

Barbara Byrd-Bennett
Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603

James R. Dempsey
Associate Vice Chancellor-Finance
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69 W. Washington Street, Suite 2060
Chicago, IL 60602

Michael P. Kelly, General Superintendent
& CEO
Chicago Park District
541 North Fairbanks, 7th Floor
Chicago, Illinois 60611

Re: 105th/Vincennes
Redevelopment Project Area (the "Redevelopment Project
Area")

Dear Addressees:

I am the Corporation Counsel of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of the City's Law Department. In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.

Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area, and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Finance and Office of Budget and Management (collectively, the "City Departments"), have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Stephen R. Patton
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

CITY OF CHICAGO
JOINT REVIEW BOARD

ORIGINAL

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on August 2, 2013, at 10:06 a.m.
City Hall, Room 1003, Conference Room,
Chicago, Illinois, and presided over by
Ms. Beth Meier Tomlins.

PRESENT:

MS. BETH MEIER TOMLINS, CHAIRPERSON
MS. SUSAN MAREK
MR. DARRYL HOLMES
MS. COLLEEN STONE
MS. CHARLOTTE JENKINS
MS. LOLETIA RANGE

1 MS. TOMLINS: Good morning. I'm the
2 representative for the Chicago Park District, which
3 under Section 11-74-4-5 of the Tax Increment Allocation
4 Redevelopment Act is one of the statutorily designated
5 members of the Joint Review Board. Until election of a
6 chairperson I will moderate the Joint Review Board.

7 For the record, there will be two
8 meetings of the Joint Review Board. The first will be
9 to review the proposed Amendment Number 2 to the
10 105th/Vincennes Tax Increment Financing District. The
11 date of this meeting was announced at and set by the
12 Community Development Commission of the City of Chicago
13 at its meeting of July 9th, 2013.

14 Notice of this meeting of the Joint
15 Review Board was also provided by certified mail to each
16 taxing district represented on the Board, which includes
17 the Chicago Board of Education, the Chicago Community
18 Colleges District 508, Chicago Park District, Cook
19 County, the City of Chicago, and the public member.
20 Public notice of this meeting was also posted as of
21 Wednesday, July 31st, 2013 in various locations through
22 City Hall.

23 When a proposed redevelopment plan would

1 result in displacement of residents from 10 or more
2 inhabited residential units, or would include 75 or more
3 inhabited residential units, the TIF Act requires that
4 the public member of the Joint Review Board must reside
5 in the proposed redevelopment project area. In
6 addition, if a municipality's housing impact study
7 determines that the majority of residential units and
8 the proposed redevelopment project area occupied by very
9 low, low or moderate income households, as defined in
10 Section 3 of the Illinois Affordable Housing Act, the
11 public member must be a person who resides in very low,
12 low or moderate income housing within the proposed
13 redevelopment project area.

14 With us today, Charlotte Jenkins. Are
15 you familiar with the boundaries of the 105th/Vincennes
16 Tax Increment Financing District?

17 MS. JENKINS: I am.

18 MS. TOMLINS: And what is the address of your
19 primary residence?

20 MS. JENKINS: 10855 South Lowe.

21 MS. TOMLINS: Is such address within the
22 boundaries of the 105th/Vincennes Tax Increment
23 Financing District?

1 MS. JENKINS: It is.

2 MS. TOMLINS: Have you provided
3 representatives of the City of Chicago's Department of
4 Housing and Economic Development with accurate
5 information concerning your income and the income of any
6 other members of the household residing at such address?

7 MS. JENKINS: I have.

8 MS. TOMLINS: Ms. Jenkins, are you willing to
9 serve as the public member for the Joint Review Board
10 for the 105th/Vincennes Tax Increment Financing
11 District?

12 MS. JENKINS: Yes.

13 MS. TOMLINS: I will entertain a motion that
14 Charlotte Jenkins be selected as the public member. Is
15 there a motion?

16 MR. HOLMES: So moved.

17 MS. TOMLINS: Is there a second?

18 MS. MAREK: Second.

19 MS. TOMLINS: And, all in favor, please vote
20 by saying aye.

21 (Chorus of ayes.)

22 MS. TOMLINS: All opposed, please vote by
23 saying no.

1 Let the record reflect that Charlotte
2 Jenkins has been selected as the public member from
3 105th/Vincennes Tax Increment Financing District.

4 Our next order of business is to select a
5 chairperson for this Joint Review Board. Are there any
6 nominations?

7 MS. MAREK: I'll nominate Beth Tomlins.

8 MR. HOLMES: Second.

9 MS. TOMLINS: Great. Any other nominations?

10 Let the record reflect there were no other nominations.
11 All in favor of the nomination, please vote by saying
12 aye.

13 (Chorus of ayes.)

14 (Whereupon the meeting adjourned

15 at 11:00 a.m.)

16 CHAIRPERSON TOMLINS: All opposed, please vote
17 by saying no. Let the record reflect that Elizabeth
18 Tomlins has been elected as chairperson and will now
19 serve as the chairperson for the remainder of this
20 meeting. You may also call me Beth.

21 All right. As I mentioned, at this
22 meeting we will be reviewing a plan for the
23 105th/Vincennes TIF District Amendment Number 2,

1 proposed by the City of Chicago. Staff of the City's
2 Department of Housing and Economic Development and Law
3 and other departments have reviewed this planned
4 amendment which was introduced to the City's Community
5 Development Commission of the City of Chicago at its
6 meeting of July 9th, 2013.

7 We will listen to a presentation by the
8 consultant on the amendment. Following the presentation
9 we can address any questions that the members might have
10 for the consultant or City staff. An amendment to the
11 TIF Act requires us to base our recommendation to approve
12 or disapprove the proposed 105th/Vincennes TIF District
13 Amendment 2, on the basis of the area and the plan
14 satisfying the plan requirements, eligibility criteria
15 defined in the TIF Act and objectives of the TIF act.

16 If the Board approves the plan amendment,
17 the Board will then issue an advisory, non-binding
18 recommendation by the vote of the majority of those
19 members present and voting. Such recommendation shall
20 be submitted to the City within 30 days after the Board
21 meeting. Failure to submit such recommendation shall be
22 deemed to constitute approval by the Board.

23 If the Board disapproves the plan

1 amendment, the Board must issue a written report
2 describing why the plan and area failed to meet one or
3 more of the objectives of the TIF Act and both the plan
4 requirements and the eligibility criteria of the TIF
5 Act. The City will then have 30 days to resubmit a
6 revised plan.

7 The Board and the City must also confer
8 during this time to try and resolve the issues that led
9 to the Board's disapproval. If such issues cannot be
10 resolved, or if the revised plan is disapproved, the
11 City may proceed with the plan, but the plan can be
12 approved only with a three-fifths vote by City Council,
13 excluding positions of members that are vacant and those
14 members that are ineligible to vote because of conflicts
15 of interest.

16 Okay, we're now going to have a
17 presentation on the 105th/Vincennes TIF District
18 Amendment 2. The consultant is Johnson Research Group,
19 Incorporated.

20 MS. MORONEY: My name is Ann Moroney. Thanks
21 for joining me today. I'm with Johnson Research Group
22 and we were hired by the City of Chicago and a developer
23 at the 105th and Vincennes site to prepare this

1 Amendment Number 2 to 105th and Vincennes.

2 105th and Vincennes was originally
3 adopted in 2001, you can see it over here on our Board,
4 it's this gray area largely bounded by Vincennes on the
5 left, I57 on the east, 107th on the south and 103rd on
6 the north. And after its adoption in 2001 the developer
7 at the time went bankrupt, so when a new developer came
8 in in 2005, it was, a new plan was developed and the
9 need to amend the plan to adjust to those development
10 plans were made, and that Amendment Number 1 occurred at
11 that time.

12 More recently, the City of Chicago
13 decided that the area, that the area would benefit from
14 inclusion of the larger residential area, both to
15 stabilize the development, to stabilize the area
16 adjacent to the new 105th/Vincennes development.
17 105th/Vincennes development came on the market right
18 about 2007 when we were just starting to hit the
19 economic crash.

20 And so, that development faltered and had
21 to be reworked but is back up and running, and literally
22 then, but in the process the added area is intended to
23 both integrate the new development with the

1 neighborhood, and to stabilize what's, some unsteady
2 conditions happening in the larger area.

3 So, what we did was we looked at this
4 added area as a new stand alone TIF in the sense of
5 eligibility, if you, if you adopted it, would it be
6 eligible as a TIF. So what we did, so the area that
7 you're looking at here goes from Charles Street on the
8 west to 97th Street on the north, it goes as far as
9 Wentworth on the east and 107th still on the south.

10 If you can see, the land uses here, it's
11 largely residential with commercial corridors on 103rd
12 and Halsted Street, and public and institutional uses
13 scattered throughout. The area, have 855 acres to a 53
14 acre original TIF, and there are scattered vacant
15 parcels throughout the residential area as defined by
16 the little black spots, and vacant buildings as
17 identified by the black circles. There are 4,394 tax
18 parcels in the added area, and there are 3,439 buildings
19 in the added area, and there are 4,394 tax parcels.

20 So we looked at the area as a
21 conservation area. We found that four eligibility
22 factors exist; those are deterioration, inadequate
23 utilities, lagging EAV and a lack of community planning.

1 We also found that more than 90 percent of the
2 population 35 years of age or older, a threshold
3 criteria of 50 percent is required.

4 And then in addition to these factors
5 that are found in the Act, we found additional factors
6 of disinvestment that don't fall into the prescribed
7 categories of eligibility conditions. There are 274
8 vacant parcels scattered throughout the area, as you can
9 see there's a concentration over here on the east side,
10 there's also a concentration scattered throughout on the
11 west side, and then also throughout you can see the
12 pockmarked -- pattern that's indicated by the vacant
13 parcels.

14 There's a disproportionate number of
15 public and institutional uses located on the commercial
16 corridors, so instead of having a really driving
17 pedestrian-oriented or active commercial area, you've
18 got a number of institutional uses that undermine the
19 economic growth of the area, and the vibrancy that would
20 otherwise be intended for a commercial corridor.

21 MS. MAREK: If I could just ask a question, so
22 are the vacant land, is that as a result of like the --

23 MS. MORONEY: Of the --

1 MS. MAREK: -- yeah, are homes being
2 demolished or was it always vacant?

3 MS. MORONEY: Well, there have been, I mean,
4 we don't, we looked at demolitions and we looked at
5 building permits in the last six years, and we found
6 that there were more demolitions and there were new
7 buildings. So there were five new construction permits
8 pulled in the last five to six years, four of which were
9 built, and there were 19 demolitions. So, if you're
10 heading in a positive manner, that would be the reverse,
11 and five permits for this size of an area is really a --

12 So, what we did was, in addition to, or
13 when we looked at those factors, identified that the
14 area does, in fact, qualify as a conservation area under
15 the TIF Act. And so we prepared a land use plan in
16 accordance with the TIF plan or amended the TIF plan.

17 The area we don't propose to be
18 dramatically different than how it's laid out today, we
19 really think that the emphasis should be on the
20 commercial areas to make those thriving again and
21 sustainable for the residents who live in the community,
22 and we also feel that residential land use to be
23 encouraged to remove the, or to, you know, fill in those

1 vacant spots and remove those factors of blight. The
2 redevelopment goals are consistent with that land use
3 plan to revitalize and to improve and to fill in those
4 spots.

5 We did, we looked at the financial
6 aspects of the added area, and we found, we identified
7 the base, the base EAV, or this TIF, because it's being
8 amended by adding area, will have two bases, so there's
9 a base for 105th and Vincennes that was established in
10 2001, and that will continue on, and there will be a
11 base because we're adding the area as of 2013 that'll be
12 established in, or we'll use in 2012 data.

13 And that base today is \$107 million, and
14 we believe at the end of the 23 year life of the TIF
15 that the anticipated EAV will be 124 million. And so
16 collectively the estimated budget for this area for
17 redevelopment activities improvement is \$27 million.

18 Because it's an area that added 75 or
19 more units, we did a housing impact study, and we found
20 that there were 3,553 residential units, of which 3,423
21 were occupied. There are no plans to displace any
22 units, and to determine that we looked at whether there
23 were any occupied units in dilapidated buildings, and

1 there are none. We looked at land uses that were
2 proposed and compared them to the existing land uses,
3 and identified whether anybody would be displaced if the
4 land use changed, and there were none of those changes.

5 And then lastly, we looked at whether
6 there were, or we asked to identify whether there was
7 any acquisition plans and there are none in the area.
8 So those three methods were the path that we used to
9 identify whether any displacements occurred, so we have
10 seen that there's no displacement to be, anticipated to
11 occur.

12 And, that kind of sums up the contents of
13 the plan, but I'm happy to answer any questions that you
14 have.

15 MR. HOLMES: What are the public institutional
16 uses?

17 MS. MORONEY: There are a number of churches
18 and there's some health, social service facilities.

19 MS. JENKINS: All right then, you have a plan
20 for residents who might be displaced, but the entities
21 that you just mentioned are part of, help hold the
22 community together, so what plans, if any, would you put
23 in place to make sure that the institutions can remain

1 within the district, even if they give up the parcel of
2 land they're on right now?

3 MS. MORONEY: Well, there's no, I mean,
4 there's no plans to acquire any properties, residential
5 or commercial, so I think the idea would be there's
6 vacant parcels throughout the commercial area, and the
7 idea would be to fill those in with commercial that's
8 appropriate for the area, and that's sustainable or that
9 serves the local community. I don't think that there's
10 any plans to take out the institutional uses that, you
11 know, are part and parcel with the community. I think
12 there's so many vacancies that you want to put those in
13 so that you're balance is righted, so to speak.

14 MS. JENKINS: Okay.

15 MS. MAREK: Is the developer who's going to do
16 the, working on the original site, is he involved in any
17 other projects in the area now?

18 MS. MORONEY: No, not right now. Right now
19 we're just concentrating on the 105th and Vincennes
20 site, that I'm aware of.

21 MS. JENKINS: There was mention in the
22 proposal about the aged infrastructure for the district,
23 and one of the questions that I had was whether, how

1 would the infrastructure trust play into this
2 development plan, if at all?

3 MS. MORONEY: I think that, I would throw that
4 back to the City of Chicago to answer, you know, if
5 they've gotten that far in terms of a plan.

6 MS. RUFFOLO: Right, with the infrastructure
7 trust. There's nothing at this point that I'm aware of.

8 MS. STONE: I'm not aware of any either in the
9 Finance Department, but it would be public information
10 should there be an evaluation for that.

11 MR. HOLMES: Madame Chair, if I could, do we
12 have some concept of what kinds of projects or
13 development will go into the entire project in terms of
14 retail, light industry, how many jobs possibly can we
15 anticipate over the life of the TIF being created for
16 the residents, particularly?

17 MS. MORONEY: The Alderman and her staff have
18 not indicated any specific projects that would give us
19 any sort of quantifiable number in that area, so I don't
20 have an answer to that. They do intend to, once this is
21 adopted, if it's approved, they would like to have a
22 small business improvement fund, program applied, and a
23 neighborhood improvement program applied -- programs.

1 They would like to get those going. They have indicated
2 in communities that they're interested in the mom and
3 pop businesses, you know, getting people from the
4 community to start.

5 MR. HOLMES: No big box?

6 MS. MORONEY: No big box. It's, you know,
7 it's a traditional city corridor.

8 MR. HOLMES: Check.

9 MS. MORONEY: So it's got limitations done for
10 things like big box.

11 MR. HOLMES: Check. Thank you, ma'am.

12 MS. MORONEY: That's it, thank you.

13 CHAIRPERSON TOMLINS: Are there any other
14 questions? If there are no further questions I will
15 entertain a motion that this Joint Review Board finds
16 the proposed 105th/Vincennes Tax Increment Financing
17 District Amendment Number 2 satisfies the redevelopment
18 plan requirements under the TIF Act.

19 The eligibility criteria defined in Section
20 11-74.4-3 of the TIF Act, and the objectives of the TIF
21 Act, and that based on such findings, approve such
22 proposed plan amendment under the TIF Act. Is there a
23 motion?

1 MR. HOLMES: So moved.

2 CHAIRPERSON TOMLINS: Is there a second for
3 the motion?

4 MS. MAREK: Second.

5 CHAIRPERSON TOMLINS: Is there any further
6 discussion? If not, all in favor please vote by saying
7 aye.

8 (Chorus of ayes.)

9 CHAIRPERSON TOMLINS: All proposed please vote
10 by saying no, all opposed, excuse me.

11 MR. HOLMES: I'd like to commend Johnson
12 Research Group for doing a thorough briefing. The
13 questions are minimized because of your thoroughness.
14 Thank you.

15 MS. MORONEY: Oh, great, thank you.

16 CHAIRPERSON TOMLINS: Let the record reflect
17 that the Joint Review Board's approval of the proposed
18 105th/Vincennes Tax Increment Financing District
19 Amendment Number 2 under the TIF Act.

20 Okay, that's adjournment of
21 105th/Vincennes Amendment Number 2 Joint Review Board
22 meeting. Thank you very much for coming and supporting
23 us today.

1 MS. JENKINS: Thank you.

2 (Whereupon the above matter was
3 concluded.)

4 ~~CHAIRPERSON TOMLINS: This is the beginning of~~
5 ~~the Englewood Mall Amendment Number 2 JRB Meeting. For~~
6 ~~the record, my name is Elizabeth Tomlins. I'm the~~
7 ~~representative of the Chicago Park District which under~~
8 ~~Section 11-74.4-5 of the Tax Increment Allocation~~
9 ~~Redevelopment Act is one of the statutorily designated~~
10 ~~members of the Joint Review Board. Until election of a~~
11 ~~chairperson, I will moderate this Joint Review Board~~
12 ~~meeting.~~

13 ~~For the record, this will be a meeting to~~
14 ~~review the proposed Amendment Number 2 to the Englewood~~
15 ~~Mall Tax Increment Financing District. The date of this~~
16 ~~meeting was announced at and set by the Community~~
17 ~~Development Commission of the City of Chicago at its~~
18 ~~meeting of July 9th, 2013. Notice of this meeting of~~
19 ~~the Joint Review Board was also provided by certified~~
20 ~~mail to each taxing district represented on the Board,~~
21 ~~which includes the Chicago Board of Education, the~~
22 ~~Chicago Community Colleges District 508, the Chicago~~
23 ~~Park District, Cook County and the City of Chicago.~~

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES
REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 2013

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

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INDEPENDENT AUDITOR'S REPORT

The Honorable Rahm Emanuel, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited the accompanying financial statements of the 105th/Vincennes Redevelopment Project of the City of Chicago, Illinois, as of and for the year ended December 31, 2013, and the related notes to the financial statements, which collectively comprise the Project's basic financial statements as listed in the table of contents.

The financial statements present only the 105th/Vincennes Redevelopment Project and do not purport to, and do not present fairly the financial position of the City of Chicago, Illinois, as of December 31, 2013, and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the 105th/Vincennes Redevelopment Project of the City of Chicago, Illinois, as of December 31, 2013, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3-5 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements. The Schedule of Expenditures by Statutory Code is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Bansley and Kiener, L.L.P.

Certified Public Accountants

June 30, 2014

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT
MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)

As management of the 105th/Vincennes Tax Increment Redevelopment Project Area (Project), we offer the readers of the Project's financial statements this narrative overview and analysis of the Project's financial performance for the year ended December 31, 2013. Please read it in conjunction with the Project's financial statements, which follow this section.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Project's basic financial statements. The Project's basic financial statements include three components: 1) government-wide financial statements, 2) governmental fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information concerning the Project's expenditures by statutory code.

Basic Financial Statements

The basic financial statements include two kinds of financial statements that present different views of the Project – the *Government-Wide Financial Statements* and the *Governmental Fund Financial Statements*. These financial statements also include the notes to the financial statements that explain some of the information in the financial statements and provide more detail.

Government-Wide Financial Statements

The government-wide financial statements provide both long-term and short-term information about the Project's financial status and use accounting methods similar to those used by private-sector companies. The statement of net position includes all of the project's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. The two government-wide statements report the Project's net position and how they have changed. Net position – the difference between the Project's assets and liabilities – is one way to measure the Project's financial health, or position.

Governmental Fund Financial Statements

The governmental fund financial statements provide more detailed information about the Project's significant funds – not the Project as a whole. Governmental funds focus on: 1) how cash and other financial assets can readily be converted to cash flows and 2) the year-end balances that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps determine whether there are more financial resources that can be spent in the near future to finance the Project. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the statements to explain the relationship (or differences) between them.

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
(Continued)

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and governmental fund financial statements. The notes to the financial statements follow the basic financial statements.

Other Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents a schedule of expenditures by statutory code. This supplementary information follows the notes to the financial statements.

Condensed Comparative Financial Statements

The condensed comparative financial statements are presented on the following page.

Analysis of Overall Financial Position and Results of Operations

Property tax revenue for the Project was \$268,293 for the year. This was a decrease of 28 percent over the prior year. The change in net position (including other financing sources) produced a decrease in net position of \$138,914. The Project's net position decreased by 28 percent from the prior year making available \$351,828 of funding to be provided for purposes of future redevelopment in the Project's designated area. Expenses decreased this year due to the Project's formulation of a redevelopment plan or necessary funding was not substantially complete or available.

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
(Concluded)

Government-Wide

	<u>2013</u>	<u>2012</u>	<u>Change</u>	<u>% Change</u>
Total assets	\$ 372,320	\$ 498,306	\$ (125,986)	-25%
Total liabilities	<u>20,492</u>	<u>7,564</u>	<u>12,928</u>	171%
Total net position	<u>\$ 351,828</u>	<u>\$ 490,742</u>	<u>\$ (138,914)</u>	-28%
Total revenues	\$ 268,814	\$ 376,014	\$ (107,200)	-29%
Total expenses	<u>761,108</u>	<u>2,197,841</u>	<u>(1,436,733)</u>	-65%
Other financing sources	<u>353,380</u>	<u>535,381</u>	<u>(182,001)</u>	-34%
Changes in net position	<u>(138,914)</u>	<u>(1,286,446)</u>	<u>1,147,532</u>	89%
Ending net position	<u>\$ 351,828</u>	<u>\$ 490,742</u>	<u>\$ (138,914)</u>	-28%

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

STATEMENT OF NET POSITION AND
GOVERNMENTAL FUND BALANCE SHEET
DECEMBER 31, 2013

<u>ASSETS</u>	<u>Governmental Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
Cash and investments	\$ 84,808	\$ -	\$ 84,808
Property taxes receivable	287,000	-	287,000
Accrued interest receivable	512	-	512
Total assets	<u>\$ 372,320</u>	<u>\$ -</u>	<u>\$ 372,320</u>
<u>LIABILITIES AND DEFERRED INFLOWS</u>			
Due to other City funds	\$ 20,492	\$ -	\$ 20,492
Deferred inflows	272,547	(272,547)	-
<u>FUND BALANCE/NET POSITION</u>			
Fund balance:			
Restricted for future redevelopment project costs	79,281	(79,281)	-
Total liabilities, deferred inflows and fund balance	<u>\$ 372,320</u>		
Net position:			
Restricted for future redevelopment project costs		351,828	351,828
Total net position		<u>\$ 351,828</u>	<u>\$ 351,828</u>

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental fund	\$ 79,281
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<u>272,547</u>
Total net position - governmental activities	<u>\$ 351,828</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2013

	<u>Governmental</u> <u>Fund</u>	<u>Adjustments</u>	<u>Statement of</u> <u>Activities</u>
Revenues:			
Property tax	\$ 304,844	\$ (36,551)	\$ 268,293
Interest	521	-	521
	<hr/>	<hr/>	<hr/>
Total revenues	305,365	(36,551)	268,814
Expenditures/expenses:			
Economic development projects	761,108	-	761,108
	<hr/>	<hr/>	<hr/>
Excess of expenditures over revenues	(455,743)	(36,551)	(492,294)
Other financing sources:			
Operating transfers in (Note 2)	353,380	-	353,380
	<hr/>	<hr/>	<hr/>
Excess of expenditures over revenues and other financing sources	(102,363)	102,363	-
Change in net position	-	(138,914)	(138,914)
Fund balance/net position:			
Beginning of year	181,644	309,098	490,742
	<hr/>	<hr/>	<hr/>
End of year	<u>\$ 79,281</u>	<u>\$ 272,547</u>	<u>\$ 351,828</u>

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - governmental fund	\$ (102,363)
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<hr/> (36,551)
Change in net position - governmental activities	<u>\$ (138,914)</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies

(a) *Reporting Entity*

In October 2001, the City of Chicago (City) established the 105th/Vincennes Tax Increment Redevelopment Project Area (Project). The area has been established to finance improvements, leverage private investment and create and retain jobs. The Project is accounted for within the special revenue funds of the City.

(b) *Government-Wide and Fund Financial Statements*

The accompanying financial statements of the Project have been prepared in conformity with generally accepted accounting principles as prescribed by the Government Accounting Standards Board (GASB). Effective January 2013, GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, standardized the presentation of deferred outflows and inflows of resources and their effect on the Project's net position. The financial impact resulting from the implementation of GASB Statement No. 63 is primarily the change in terminology from Net Assets to Net Position. In addition, GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, was implemented to establish accounting and financial reporting standards that reclassify as deferred inflows of resources, certain items that were previously reported as liabilities and recognizes, as inflows of resources, certain items that were previously reported as liabilities.

Previously, GASB Statement No. 34 (as amended) was implemented and included the following presentation:

- A Management Discussion and Analysis (MD&A) section providing an analysis of the Project's overall financial position and results of operations.
- Government-wide financial statements prepared using the economic resources measurement focus and the *accrual basis of accounting* for all the Project's activities.
- Fund financial statements, which focus on the Project's governmental funds *current financial resources measurement focus*.

(c) *Measurement Focus, Basis of Accounting and Financial Statements Presentation*

The government-wide financial statements are reported using the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

The governmental fund financial statements are prepared on the *modified accrual basis of accounting* with only current assets and liabilities included on the balance sheet. Under the *modified accrual basis of accounting*, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. The City has elected not to follow subsequent private-sector guidance.

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Continued)

Note 1 – Summary of Significant Accounting Policies (Concluded)

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these estimates.

(d) *Assets, Liabilities and Net Position*

Cash and Investments

Cash belonging to the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned on pooled investments is allocated to participating funds based upon their average combined cash and investment balances.

The City values its investments at fair value or amortized cost. U.S. Government securities purchased at a price other than par with a maturity of less than one year are reported at amortized cost.

Deferred Inflows

Deferred inflows represent deferred property tax revenue amounts to be recognized as revenue in future years in the governmental fund financial statements.

Capital Assets

Capital assets are not capitalized in the governmental fund but, instead, are charged as current expenditures when purchased. The Government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) of the City includes the capital assets and related depreciation, if any, of the Project in which ownership of the capital asset will remain with the City (i.e. infrastructure, or municipal building). All other construction will be expensed in both the government-wide financial statements and the governmental fund as the City nor Project will retain the right of ownership.

(e) *Stewardship, Compliance and Accountability*

Illinois Tax Increment Redevelopment Allocation Act Compliance

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

Reimbursements

Reimbursements, if any, are made to the developer for project costs, as public improvements are completed and pass City inspection.

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Concluded)

Note 2 – Operating Transfers In

During 2013, in accordance with State statutes, the Project received \$353,380 from the contiguous 119th Street/I-57 Redevelopment Project for a redevelopment agreement with MGM/TGI 105th Street LLC.

Note 3 – Commitments

The City has pledged certain amounts solely from available excess incremental taxes to provide financial assistance to a developer under the terms of a redevelopment agreement for the purpose of paying costs of certain eligible redevelopment project costs.

SUPPLEMENTARY INFORMATION

CITY OF CHICAGO, ILLINOIS
105TH/VINCENNES REDEVELOPMENT PROJECT

SCHEDULE OF EXPENDITURES BY STATUTORY CODE

Code Description

Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing

\$ 23,144

Costs of property assembly, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land

737,964

\$ 761,108



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INDEPENDENT AUDITOR'S REPORT

The Honorable Rahm Emanuel, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of 105th/Vincennes Redevelopment Project of the City of Chicago, Illinois, which comprise the statement of net position and governmental fund balance sheet as of December 31, 2013, and the related statement of activities and governmental fund revenues, expenditures and changes in fund balance for the year then ended, and the related notes to the financial statements, and we have issued our report thereon dated June 30, 2014.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation of the 105th/Vincennes Redevelopment Project of the City of Chicago, Illinois.

However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Project's noncompliance with the above referenced regulatory provisions, insofar as they relate to accounting matters.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.

Bansley and Kiener, L.L.P.

Certified Public Accountants

June 30, 2014